

## Caxton Court, DEI4 3SH **£99,950**



https://www.abodemidlands.co.uk



\*\* Calling Investors\*\* This well-maintained two-bedroom apartment offers spacious and modern living just a short distance from Burton town centre. With two double bedrooms, an open-plan lounge and kitchen with integrated appliances, and allocated parking, this property is ideal for investors seeking a low-maintenance home in a convenient location. Being Sold with tenant in situ.





## The Accommodation

The apartment opens into a welcoming entrance hallway with access to all rooms. The bright and airy open-plan living room features wood-effect flooring and large double-glazed windows that allow plenty of natural light to flow through. The adjoining kitchen is neatly presented with a range of base and wall units, tiled splashbacks, and includes an integrated oven and gas hob with extractor over.

There are two good-sized double bedrooms, both neutrally decorated and benefitting from large windows and fitted radiators. The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with wall-mounted shower and glass screen, a pedestal wash-hand basin, and a low-level WC, all set against attractive tiled walls.

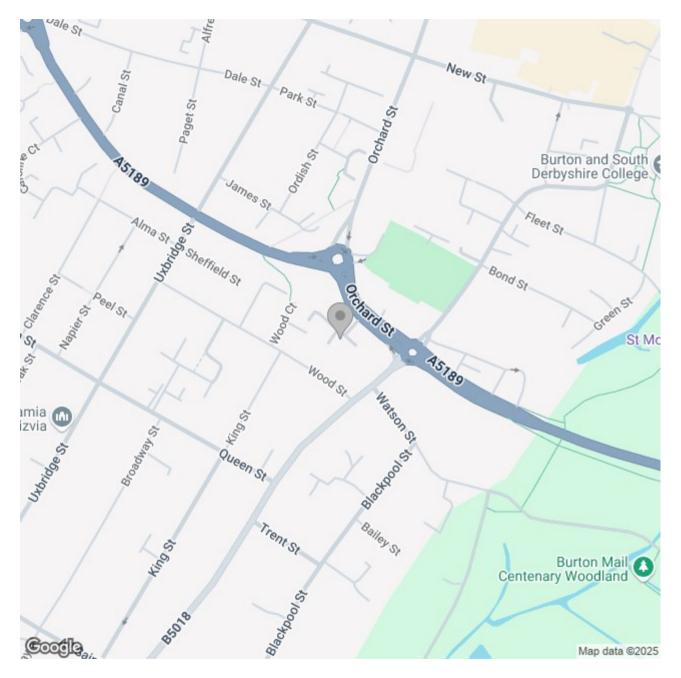
## Outside

The property is located within a well-kept, purposebuilt apartment block with secure entry and communal grounds. Externally, there is allocated off-street parking for one vehicle along with additional visitor spaces.









## **Energy Efficiency Rating**

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) <b>B</b>		82	82
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			



https://www.abodemidlands.co.ul

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warrantly in respect of the property.