





ABODE are pleased to offer this one bedroom ground floor apartment in the popular Grants Yard development. The property is close to the town centre and the train station.

The property comprises: Fully fitted kitchen with fridge, separate freezer, dishwasher, washing machine and integrated cooker. Lounge with patio windows leading to balcony. Bathroom with shower over bath and shower screen. Double bedroom with built in wardrobe. Secure access and allocated parking space. Laminate and carpet flooring.



DESCRIPTION

ABODE are pleased to offer this one bedroom ground floor apartment in the popular Grants Yard development. The property is close to the town centre and the train station.

The property comprises: Fully fitted kitchen with fridge, separate freezer, dishwasher, washing machine and integrated cooker. Lounge with patio windows leading to balcony. Bathroom with shower over bath and shower screen. Double bedroom with built in wardrobe. Secure access and allocated parking space. Laminate and carpet flooring.

OPEN PLAN LIVING

15 x 12.8

BEDROOM

8.4 x 10.11

BATHROOM

6.5 x 7.1

OTHER INFORMATION

How long is the lease? 125 years

How many years are left on the lease? 107

How much is the ground rent? £50 per annum

Does the ground rent increase? No

What's the name of the managing agent? Poolman Properties

How much is the annual service charge? £1500

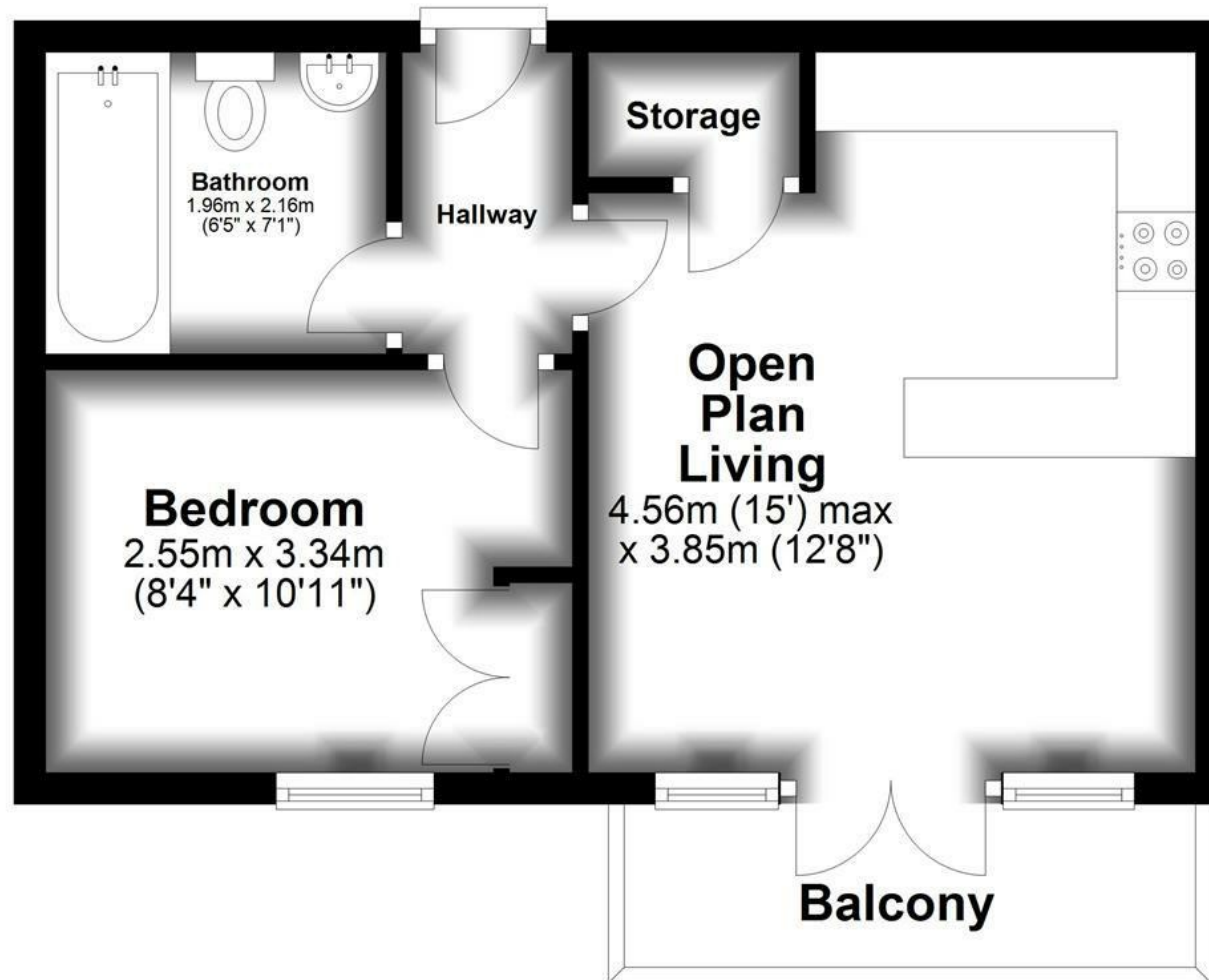
What is the name of the Freeholder or Rentcharge owner? Grant's Yard Property Ltd





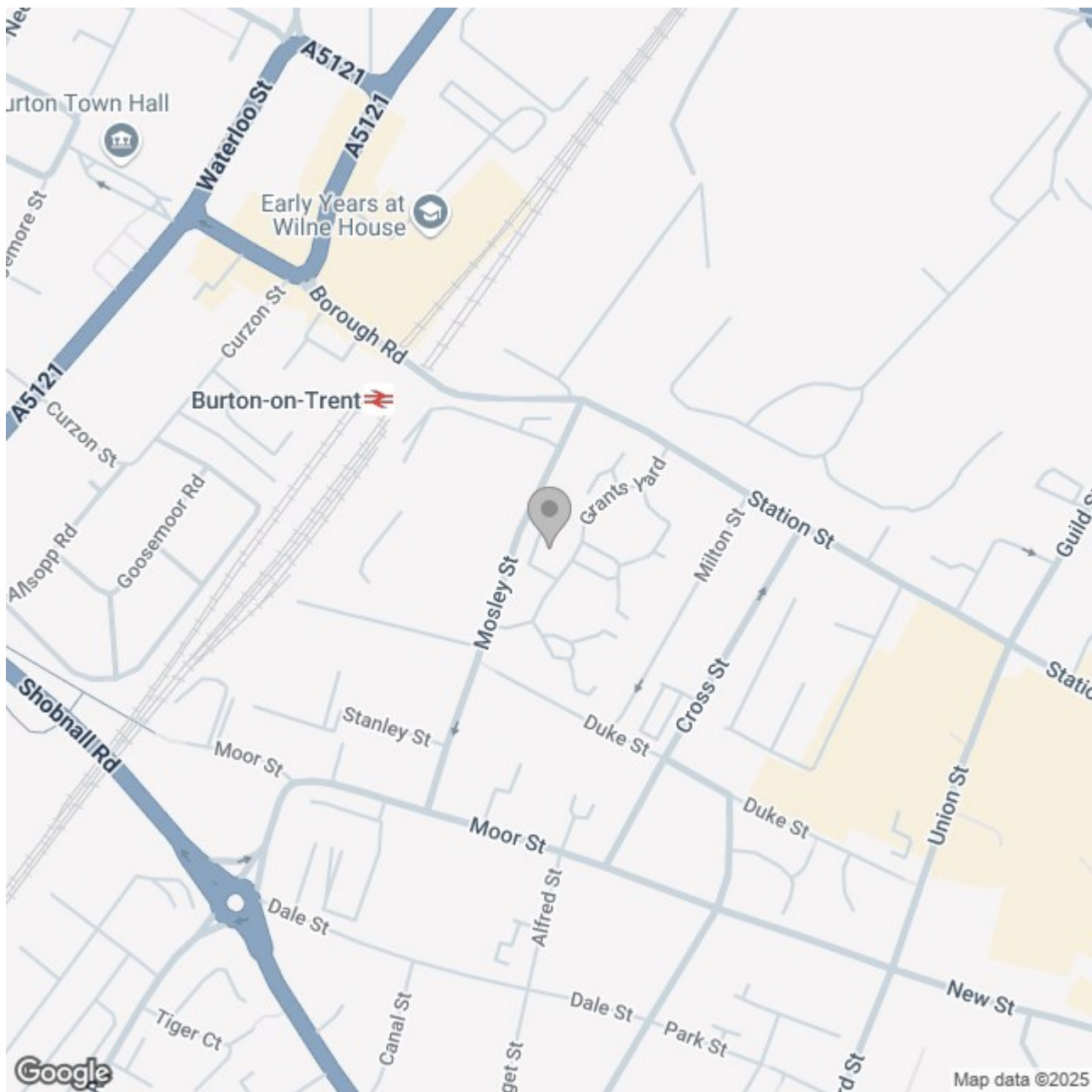
Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 33.4 sq. metres (359.0 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	