





** 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

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

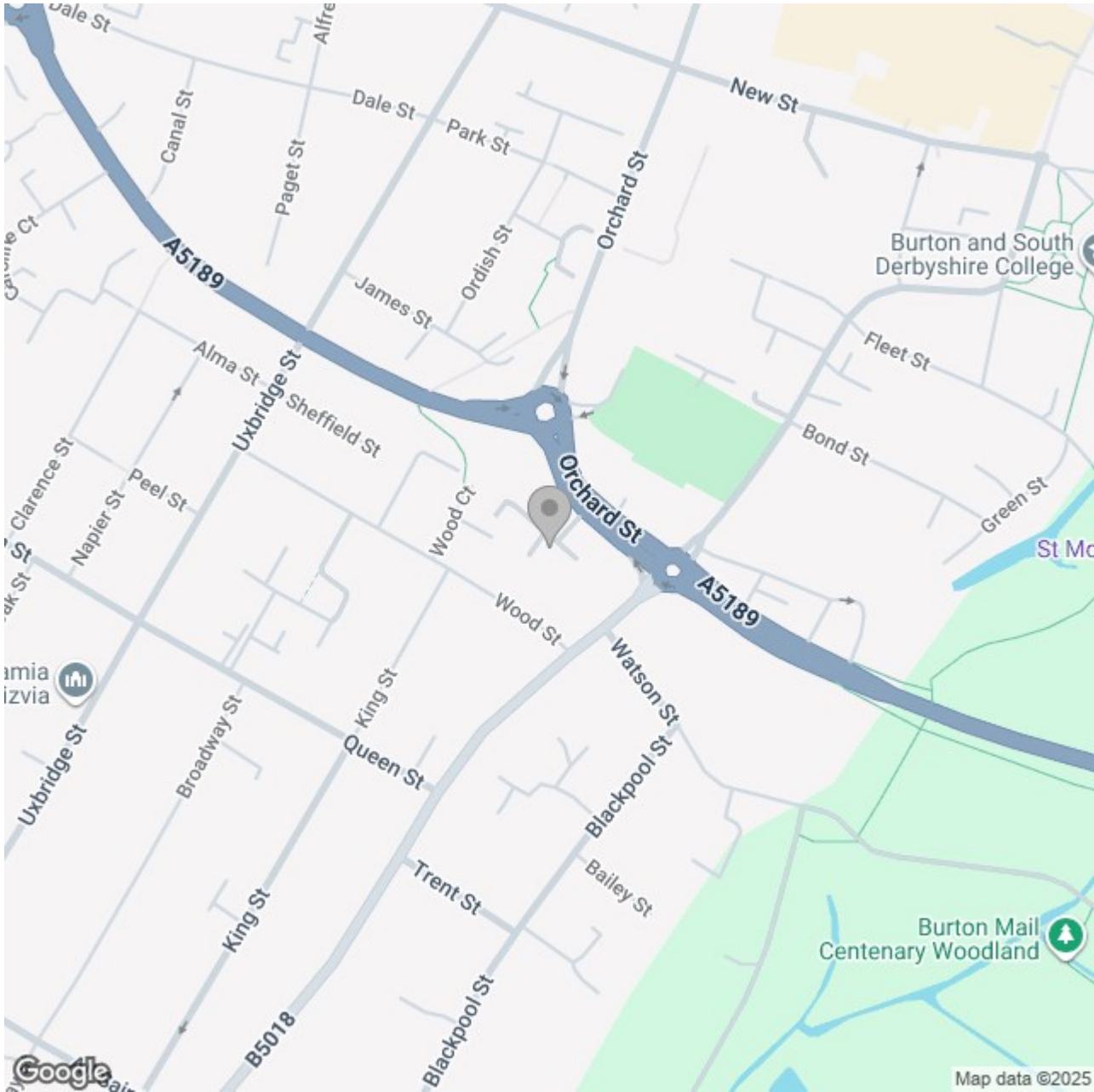
The property is located within a well-kept, purpose-built apartment block with secure entry and communal grounds. Externally, there is allocated off-street parking for one vehicle along with additional visitor spaces.

IDEAL FOR INVESTORS

Tenants are Currently paying £725 per month with a Yield of 8.7%







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	