





Stylish 2-Bedroom Apartment with Parking – Ideal for Investors or Homeowners

ABODE are pleased to present this modern and well-appointed 2-bedroom apartment, perfect for first-time buyers, downsizers, or investors. The property boasts a spacious open-plan kitchen, living, and dining area, complete with high-quality fitted units, matching worktops and upstands, downlighting, and integrated appliances including a fridge freezer, stainless steel oven, gas hob, and chimney hood.

Both bedrooms are well-proportioned and share a contemporary family bathroom featuring sleek sanitaryware, chrome-finish fittings, downlighting, and stylish wall tiling. The apartment also benefits from allocated parking, adding convenience to everyday living.

Available with tenant in situ or vacant possession, this property offers exceptional flexibility depending on your needs.

Approximate Annual Charges:

Ground Rent: £120

Building Insurance: £230

Service Charge: £160

Maintenance Charges: £1,000–£1,300

To arrange a viewing, please contact ABODE on 01889 567777.

















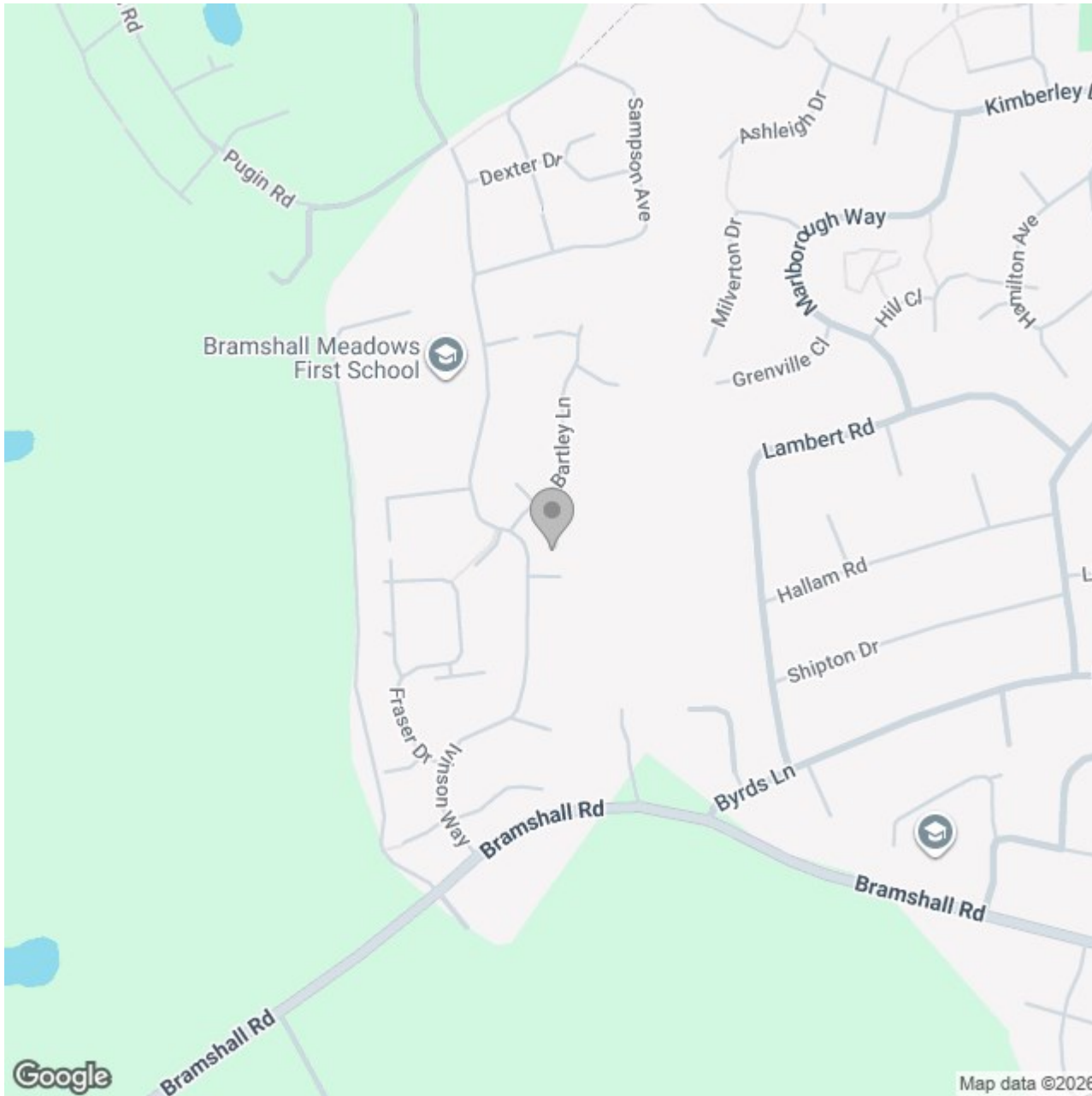


# First Floor



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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	