

1a Anglesey Road, Burton upon Trent, DE14 3PP

£695 PCM

 **ABODE**
SALES & LETTINGS





ABODE are pleased to offer for the to the rental market this ground floor apartment situated within a popular and desirable residential development, having the benefit of double glazing and gas central heating throughout. The accommodation is accessed via a secure intercom entry panel leading to the apartment's entrance hallway with a useful built in utility cupboard, open plan living space incorporating a modern fitted kitchen with built in appliances and a lounge/diner area. There is a master double bedroom and a modern fitted bathroom. The apartment is conveniently located in the centre of town and within walking distance of many local amenities. To the exterior is an allocated parking space along with guest visitor parking.

The supply of water and electricity will be charged separately at £80pcm

Full Description

ABODE are pleased to offer for the first time to the rental market this ground floor apartment situated within a popular and desirable residential development, having the benefit of double glazing and gas central heating throughout. The accommodation is accessed via a secure intercom entry panel leading to the apartment's entrance hallway with a useful built in utility cupboard, open plan living space incorporating a modern fitted kitchen with built in appliances and a lounge/diner area. There is a master double bedroom and a modern fitted bathroom. The apartment is conveniently located in the centre of town and within walking distance of many local amenities. To the exterior is an allocated parking space along with guest visitor parking.

THE ACCOMMODATION

Having a communal secure intercom entrance door leading into:

Communal Hallway

With entrance door into:

1a Entrance Hallway

With single radiator, useful built in utility cupboard, secure intercom phone entry system, telephone point and doors leading off to:

Open Plan Living Space

16'4" x 14'9" (4.98 x 4.50)

KITCHEN AREA- The kitchen is fitted with a stainless steel one and a half bowl single drainer sink unit with mixer tap built into roll edge preparation work surface, a selection of base cupboards and drawers with matching eye level wall units, an integrated stainless steel oven with four ring gas hob and chimney style extractor hood above, plumbing and appliance space for washing machine, free standing space for fridge freezer and ceramic tiled flooring.**LIVING AREA-** With a double glazed window to the front aspect. double radiator, TV point, telephone point, a useful built in storage cupboard, housing space for tumble dryer and wall mounted gas central heating boiler.

Master Bedroom

11'4" x 12'0" (3.45 x 3.66)

With a double glazed window to the front elevation and double radiator.





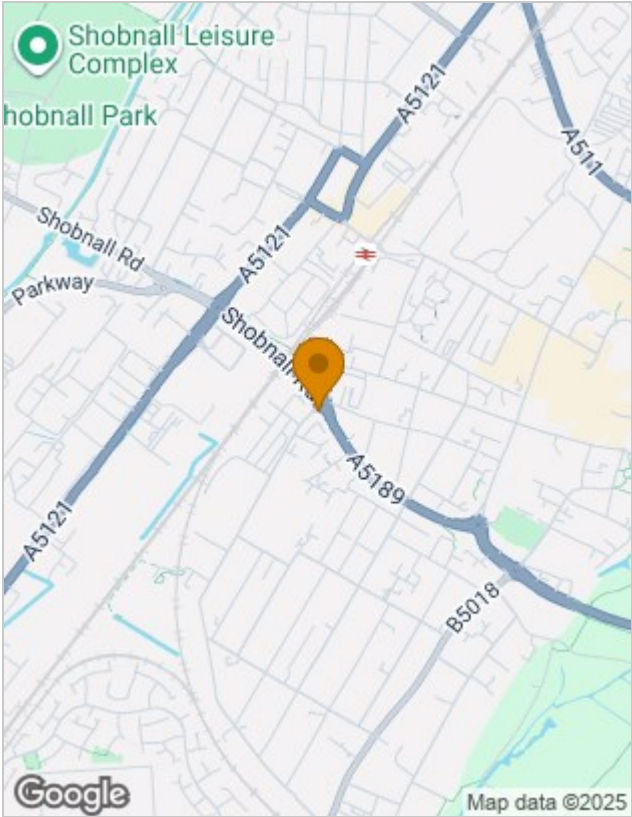
Bathroom 8'6" x 6'3" (2.59 x 1.91)
With a three piece white bathroom suite comprising of low level WC, hand wash basin with mixer tap, panelled bath with shower over and glass shower screen, double radiator, extractor fan and double glazed window to the front elevation.

Outside
The property benefits from an allocated parking space and visitor parking to the rear elevation.

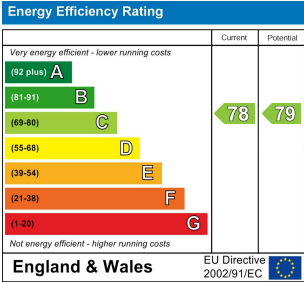
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.