





ABODE Sales are pleased to present this well-presented ground floor one-bedroom apartment. The property benefits from modern décor and carpeting throughout and offers well-proportioned accommodation comprising a double bedroom, a fitted kitchen with appliances, a spacious living room, an entrance hallway, and a bathroom fitted with a three-piece suite with shower over the bath. Early viewing is recommended. Contact ABODE Sales for further information.









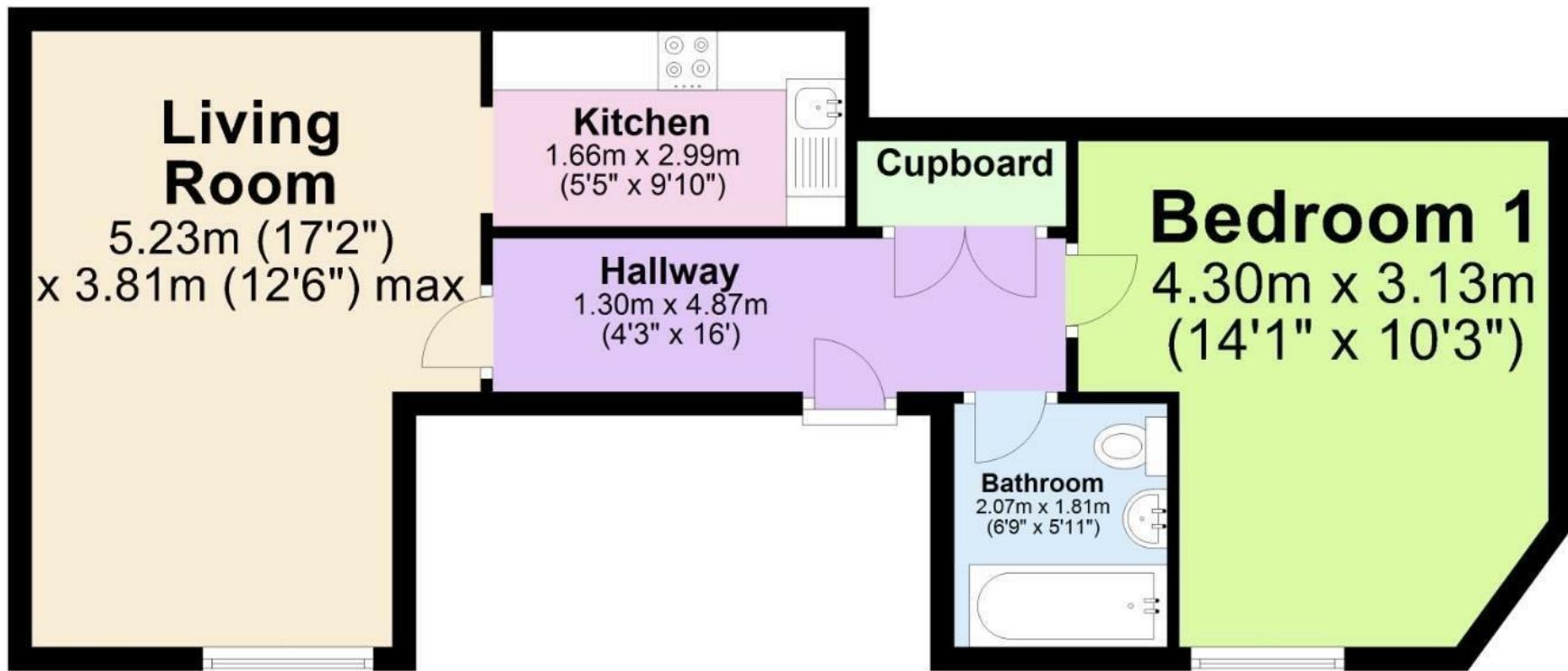






## Ground Floor

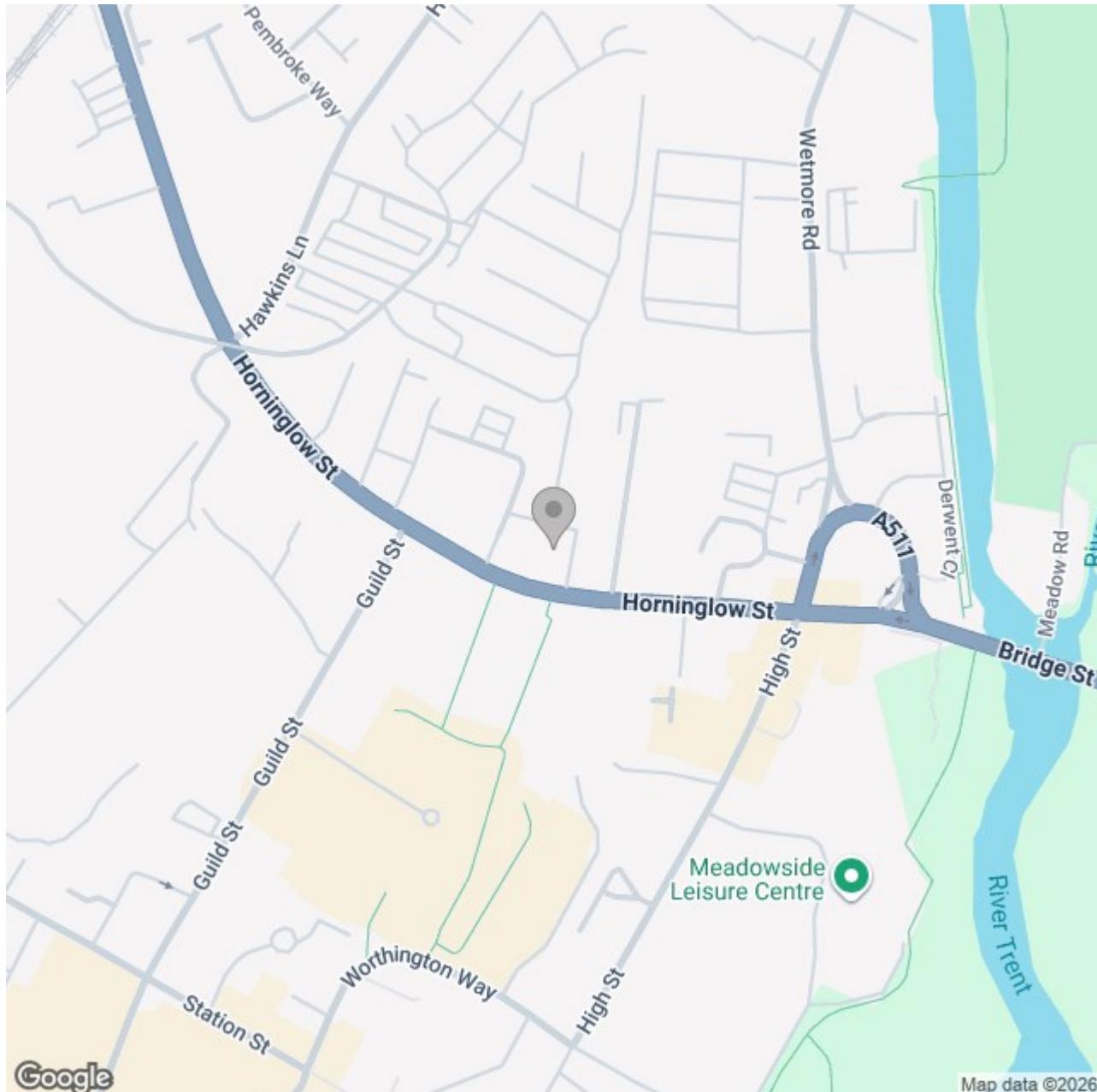
Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 51.0 sq. metres (549.0 sq. feet)

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





## Energy Efficiency Rating

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