



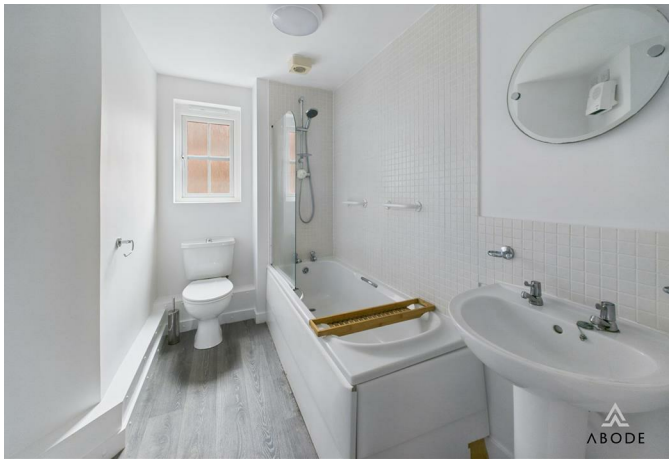


ABODE are pleased to offer this two bedroomed apartment situated within easy access of the town centre and train station and close to both the A38 / A444.

The property briefly comprises: Entrance hallway, spacious open plan lounge / kitchen, Two good sized bedrooms and family bathroom with shower over the bath. The property benefits from electric heating and double glazing throughout. Allocated parking space.







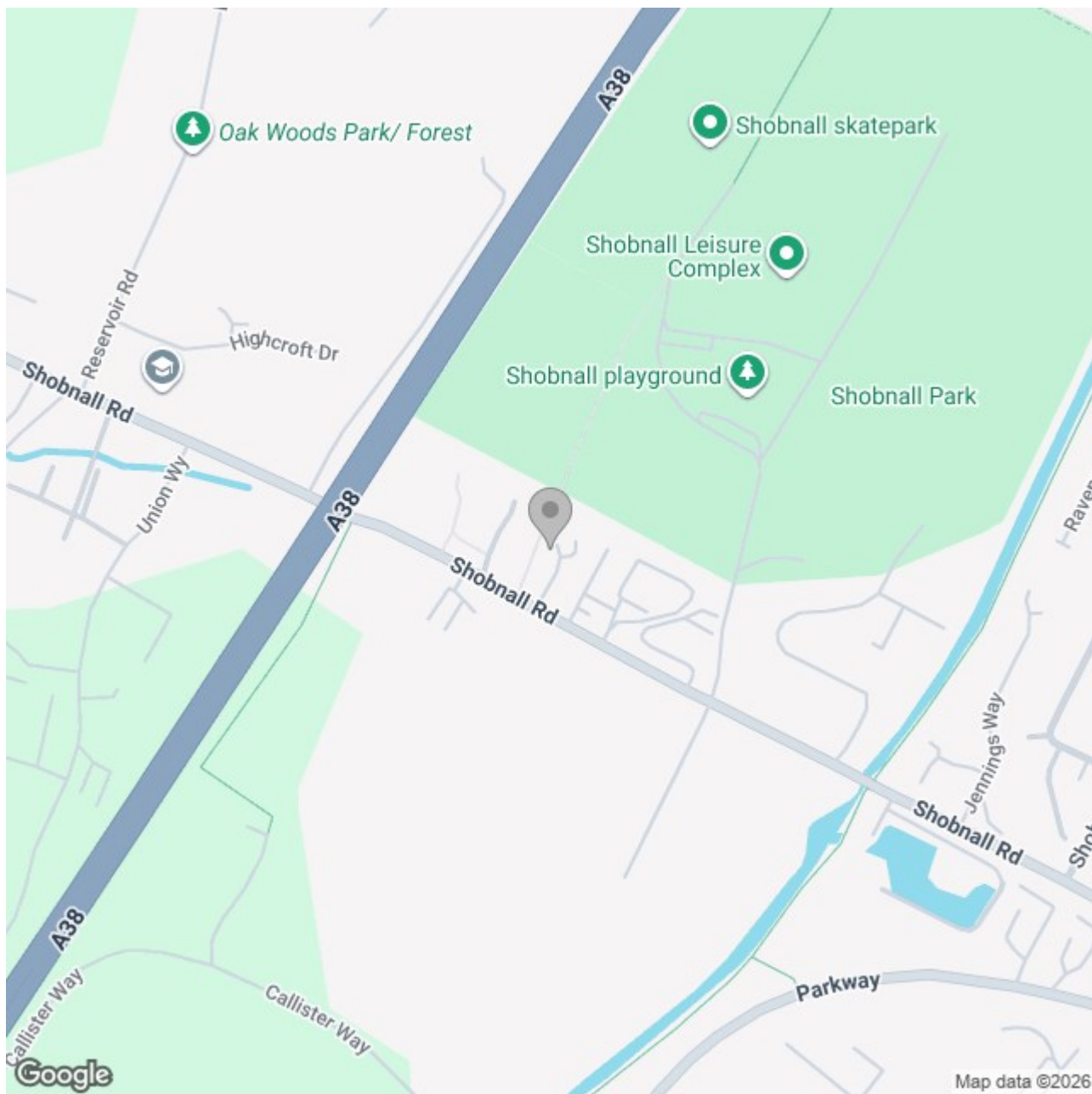
GROUND FLOOR

APPROX. 57.6 SQ. METRES (619.7 SQ. FEET)



TOTAL AREA: APPROX. 57.6 SQ. METRES (619.7 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
(69-80) C	70	
(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 