





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.

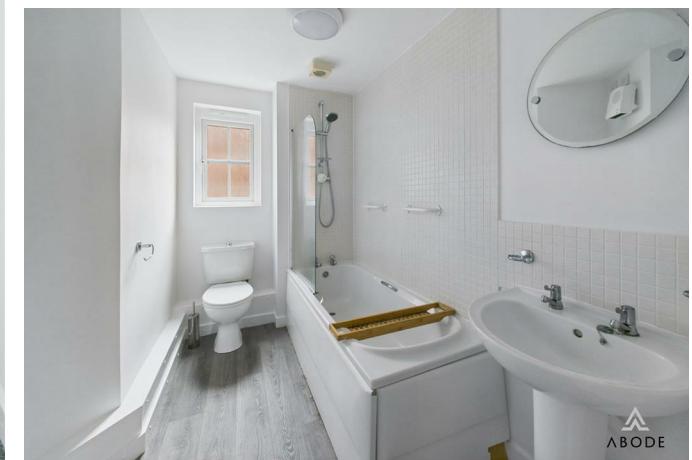




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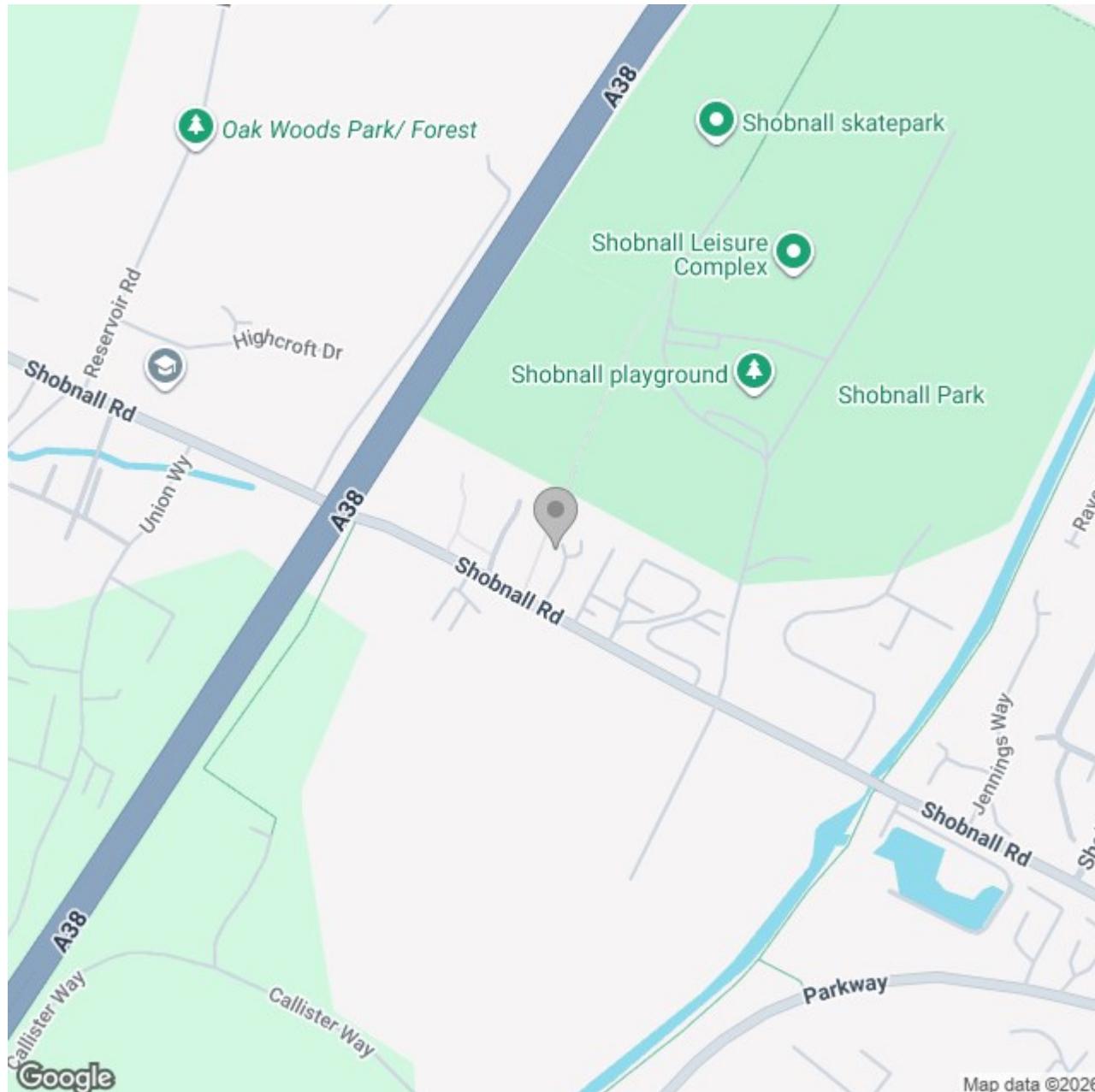
GROUND FLOOR

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-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	70	81
(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	