

First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



This well presented TWO BEDROOM FIRST FLOOR apartment is situated in this modern purpose built block within the popular residential area of Burbage. The accommodation includes an entrance hallway with intercom system and storage cupboard, a living room opening through to a fitted kitchen, two bedrooms and a bathroom. Externally, there is an allocated parking space along with additional visitor parking.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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HALLWAY

Intercom system, built-in cupboard and a radiator.

LIVING ROOM

17'1 x 9'6 (5.21m x 2.90m)
uPVC double glazed window, radiator and opening to:

KITCHEN

8'8 x 7 (2.64m x 2.13m)
uPVC double glazed window, fitted wall and base units, four-ring gas hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and tiled flooring.

BEDROOM ONE

10'4 x 13'2 (max) (3.15m x 4.01m (max))
uPVC double glazed window, fitted wardrobes and a radiator.

BEDROOM TWO

9'9 x 7'1 (max) (2.97m x 2.16m (max))
uPVC double glazed window and a radiator.

BATHROOM

5'6 x 6'2 (1.68m x 1.88m)
Fitted panel bath with a wall-mounted shower over, WC with a push flush, pedestal wash basin with a mixer tap over, radiator, part-tiled walls and wood-effect flooring.

PARKING

Allocated parking space with additional visitor parking spaces.

NOTES

Tenure: Leasehold (125 years from 2006)
Council Tax Band: A
EPC Rating: TBC

