NICHOLAS Humphreys ESTATE AGENT

SALES
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Saw Mill Way, Burton-On-Trent, Staffordshire DE14 2JP

- MODERN APARTMENT
- ONE BEDROOM
- HALLWAY
- LOUNGE DINER
- OPEN KITCHEN AREA
- ELECTRIC HEATING
- PARKING SPACE
- CALL TO VIEW
- EPC RATING - C

£82,950

183 High Street Burton upon Trent Staffordshire DE14 1HN
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Tel: 01283 528020 Fax: 01283 528021
www.nicholashumphreys.com

Nicholas Humphreys are proud to bring this super first floor one bedroom apartment to the sales market. The property is located in the popular ``Orton Place`` development, situated close to local shops and amenities and within walking distance to the town centre and the Queens hospital. The property comprises of entrance hall, lounge diner kitchen, one bedroom and bathroom. The property benefits from having uPVC double glazing, electric heating, balcony area, allocated parking. Viewing is highly recommended to appreciate the accommodation and location on offer. Call Nicholas Humphreys on 01283 528020.

Hallway

Having carpet to the floor, electric heater, fitted cupboard and a doorway to the kitchen, lounge/diner.

Lounge / Diner / Kitchen

17'73 x 10' (5.18m x 3.05m)

Lounge / Dining area having a uPVC double glazed patio door with vertical blinds overlooking the front elevation and giving access to the balcony. Electric heater, television points. Carpet to the floor. A fully fitted kitchen with a range of modern wall and base units, integrated oven, hob and extractor, washing machine/dryer and fridge freezer. uPVC double glazed window with blind overlooking the side elevation of the property, breakfast bar area. Electric heater, vinyl to the floor.

Further Lounge Photo

Kitchen Area Photo

Further Kitchen Area Photo

Bedroom

12'80 x 8'95 (3.66m x 2.44m)

Having a uPVC double glazed window with vertical blinds overlooking the front elevation of the property, storage cupboard, electric heater and carpet to the floor.

Bathroom

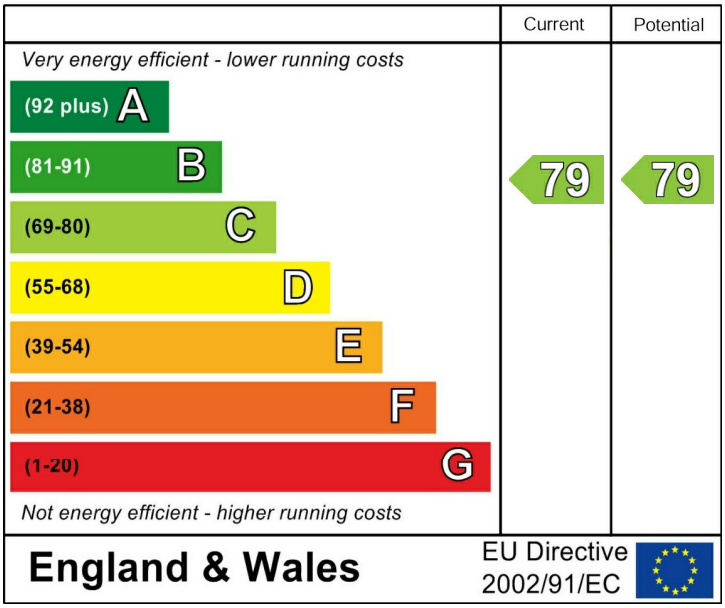
Having a fully fitted three piece family bathroom suite fitted with a power shower over the bath. Comprising of low level w/c, wash hand basin, and family bath. Electric heater with vinyl to the floor

Outside

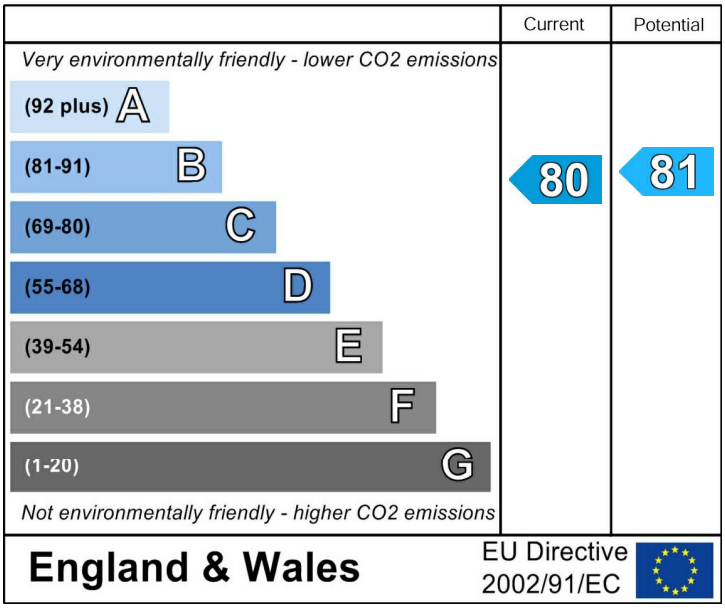
Balcony Area: This is a great area for dining and sitting out in the summer. Also allocated parking.

Further Photo

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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