



Anson View, Anson Court, Horninglow Street, Burton-On-Trent, DE14 1NG

£1,330 Per Calendar



Anson View is a high end two bedroom, two bathroom first floor apartment with superb open plan living dining kitchen enjoying a highly convenient position within the heart of Burton upon Trent. Rental price includes Wifi and Water bills.



The part furnished property is beautifully appointed throughout with a modern kitchen having integrated appliances and luxuriously appointed bathroom and en suite.

There is on-site parking available and the superb choice of amenities, services and facilities are all within easy reach.

ACCOMMODATION

COMMUNAL ENTRANCE

Smartly redecorated and with stairs to first floor.

PRIVATE ENTRANCE HALLWAY

Main front door, console table, telephone intercom system, built in store cupboard and electric heater. Open plan access into:

LIVING DINING KITCHEN

26'2" x 18'8" (7.98m x 5.69m)

A tremendous room with laminate flooring throughout and being surrounded by sash windows with Venetian blinds, feature beam work and electric heaters.

The kitchen is appointed with a quality range of fitted wall and base units with matching cupboard and drawer fronts, quality granite work services, inset stainless steel sink and drainer, electric oven, additional combination grill oven with warming tray, integrated fridge, freezer, dishwasher and washing machine, inset induction hob with a ceiling mounted extractor fan over and breakfast bar.

The living dining area is plenty spacious enough for any desirable furniture. A sofa is included.

BEDROOM ONE

18'9" x 7'9" (5.72m x 2.36m)

Very spacious, appointed with a double bed and feature headboard, wardrobe and chest of drawers, sash window with Venetian blind, electric heater and access into:

EN-SUITE

7'2" x 5'4" (2.18m x 1.63m)

Smartly appointed and beautifully tiled with a walk in shower, glazed screen and mains shower, a wash basin and WC are neatly fitted into a vanity unit with counter top and large mirror, chrome towel radiator and extractor fan.

BEDROOM TWO

14'10" x 9'2" (4.52m x 2.79m)

A second spacious double bedroom with double bed and feature headboard, laminate flooring, wardrobe, two sash windows with Venetian blinds and electric heater.

BATHROOM

7' x 5'9" (2.13m x 1.75m)

Positioned just across the hall from Bedroom Two, the main bathroom is also smartly appointed and beautifully tiled with a bath and mains shower over and glazed screen, a wash basin and WC are neatly fitted into a vanity unit with counter top and large mirror, chrome towel radiator, sash window with Venetian blind and extractor fan.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

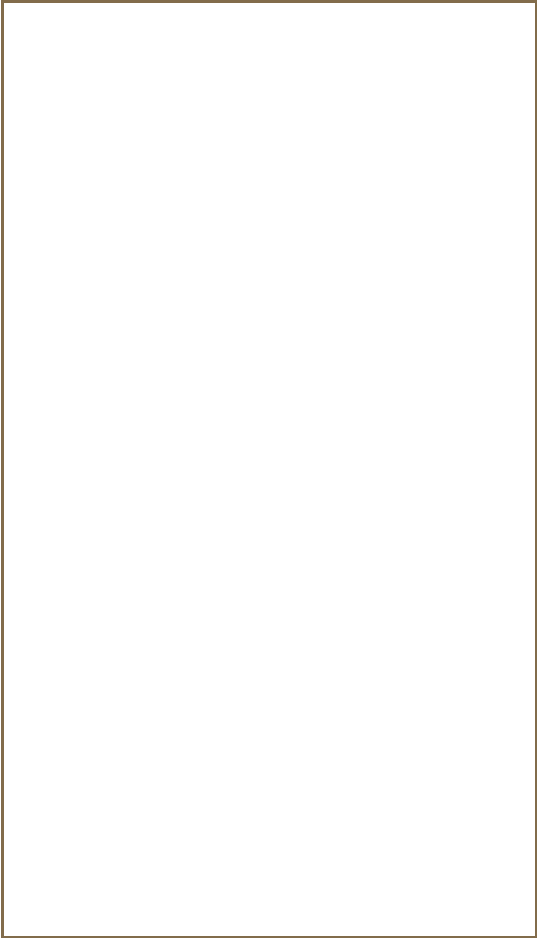
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

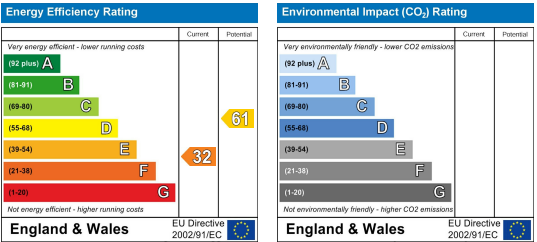
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk