

Ground Floor



A SPACIOUS GROUND FLOOR GARDEN APARTMENT. Situated within the highly popular area of Burbage and OFFERED FOR SALE WITH NO ONWARD CHAIN this well presented ground floor apartment is likely to receive a good level of early interest. Comprising; hallway, living room with dining area, fitted breakfast kitchen, TWO DOUBLE BEDROOMS (master with en-suite) and family bathroom. Externally there is PRIVATE DRIVEWAY PARKING together with a PRIVATE PATIO GARDEN and communal cellar with private storage area.

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MISREPRESENTATION ACT 1967.

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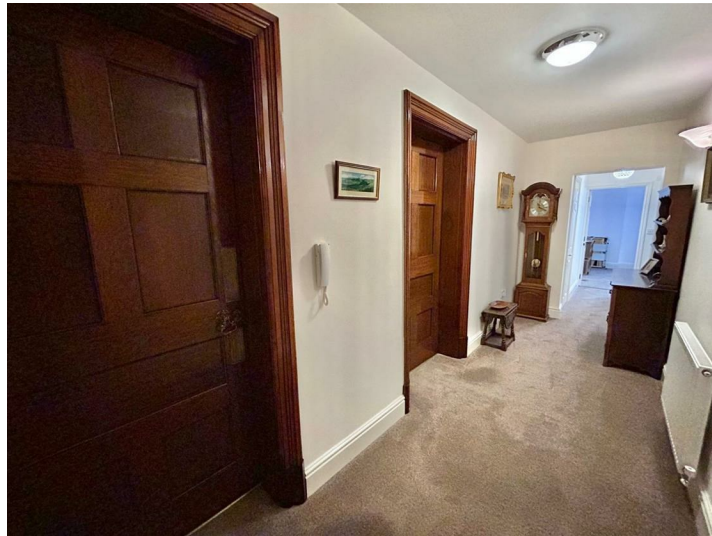
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COMMUNAL HALLWAY

A well presented hallway with letterboxes, stained glass windows and access to ground floor apartments.

APARTMENT HALLWAY

24'11 x 4'9 (7.59m x 1.45m)
Entrance door, radiator, two wall light points, cupboard housing wall mounted central heating boiler, security intercom system.



LIVING/DINING ROOM

22'2 x 19'9 into bay - narrowing to 14'3 (6.76m x 6.02m into bay - narrowing to 4.34m)
Fireplace with stone effect surround, cast iron gas stove and tiled hearth, seven wall light points, double glazed sash bay window, further double glazed sash window, two radiators, security intercom.



FITTED BREAKFAST KITCHEN

14'9 x 13'4 (4.50m x 4.06m)
Fitted with a range of wall and base mounted units with work surfaces over and matching returns, fitted fridge, fitted freezer, fitted dishwasher, fitted washer/dryer, fitted oven with four ring electric hob and extractor above, double glazed sash windows, radiator, wood effect flooring and frosted double glazed door to outside patio.



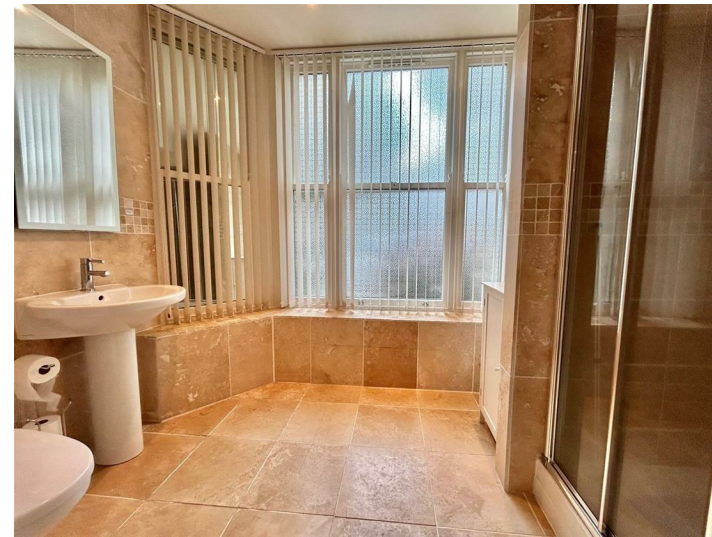
BEDROOM ONE

15'0 x 14'4 (4.57m x 4.37m)
Fitted wardrobes with hanging and storage space, allowing access to the 'hidden en-suite', double glazed sash window, radiator.



EN-SUITE

9'10 x 5'7 into bay (3.00m x 1.70m into bay)
Frosted double glazed sash bay window, shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls.



BEDROOM TWO

13'3 x 10'3 (4.04m x 3.12m)
Double glazed sash window, radiator.



SPACIOUS BATHROOM

8'6 x 6'5 (2.59m x 1.96m)
Panelled Jacuzzi style bath, separate shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, heated towel rail, tiled walls.



EXTERNALLY

The apartment offers its own private block paved driveway providing off road parking for several cars together with the private patio garden with seating and further patio area located to the rear.



CELLAR STORAGE

In addition to the outside space the apartment further benefits from a communal cellar with a private lockable storage area measuring 10'4 x 4'10.

