



9 Charlotte Court, Burton on Trent, DE13 3TW

 Parker
Hall

Set in the heart of Burton City with no upward is this one bedroom flat to the rear of Charlotte Court. The interior of the property comprises of an open plan space downstairs with a fitted kitchen and space for living and dining. The stairs lead up to a fitted bathroom and unfurnished double bedroom on the first floor. Outside there is off-road parking space for the residents of Charlotte Court, as well as a small fenced with graveled frontage and storage to the right of the front door.

Situated conveniently close to Burton on Trent town centre, the location provides easy access to an excellent range of amenities.

Close by there are shops, pubs, restaurants, and shopping centres including the Octagon, Coopers Square and Burton Place., with the Staffordshire countryside also nearby for those who enjoy outdoor pursuits. The property benefits from easy access to the A38 and the A444, the Burton on Trent station provides rail travel to locations including Derby and Birmingham and there are a number of public bus routes running close by. The property benefits from an excellent school catchment area, having Rykneld Primary school feeding into John Taylor High School which has obtained an Ofsted 'Outstanding' rating.

- Spacious double bedroom
- Open plan kitchen, living and dining space
- Fitted kitchen
- Fitted bathroom
- Off-road parking
- Central city location
- Outstanding school catchment for secondary education
- Well Placed for Commuter Routes & Rail Travel
- Electric heating installed
- Fully UPVC double glazed throughout

Kitchen, Living Dining Room 3.38m (11'01") x 6.26m (20'06") with a double glazed window to the front. Kitchen comprises of light wood effect base and wall units, circular stainless steel sink, tap and drainer, stainless steel extractor fan, single fan oven, integrated fridge, integrated freezer, and space for one other white good. Wood effect laminate flooring runs through the whole space that can be used for living and or dining.

The carpeted stairs lead up to the **landing** 2.57m (8'05") x 0.78m (2'06") with an airing cupboard to the left housing the water tank and additional storage space. There is also large boarded loft space with superb potential to convert to an additional room.

The first door to the right leads to the **Bathroom** 2.48m (8'01") x 1.47m (4'09") which comprises of a single bath tub with electric shower, WC, vanity cupboard, sink and taps, and additional wall mirror.

The Bedroom 3.36m (11'0") x 3.67 (12'0") is a spacious double bedroom with double glazed window to front. Decorated with white painted walls and wooden flooring.

Outside

The flat is set to the rear of Charlotte Court. There is a small front garden with a small fence surrounding the gravelled frontage. There is an off-road private car park in front of the property for use of Charlotte Court residents.



EPC IN PROGRESS

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.