



Flat 10 Dover Court
Horninglow Road
Burton Upon Trent
DE13 0SP

£615 Per Calendar Month

- Electric heating
- Sealed unit double glazing
- Hallway
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Off-street car standing

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A light and spacious two double bedroom apartment, located within easy reach of local amenities and facilities, the double glazed living accommodation which benefits from electric heating, briefly comprises, entrance stairway and hallway, sitting room, two double bedrooms, well appointed kitchen, bathroom with full suite and off-street car parking.

LOCATION

The property's location on Horninglow Road gives access to a good range of local shops together with a great range of services in the centre of Burton Upon Trent. These include retail outlets, supermarkets, restaurants, bars, leisure facilities and train station. Schooling is also available at all level within close proximity. The nearby A38 is easily accessed linking to other East Midland centres and the main motorway network.

ACCOMMODATION

ENTRANCE STAIRWAY

SITTING ROOM

4.85 x 3.26 (15'10" x 10'8")

Electric storage heater, TV point and UPVC double glazed window to the rear.

FITTED KITCHEN

3.95 x 1.89 (12'11" x 6'2")

Slate effect flooring, range of fitted base, wall and drawer units with matching cupboard fronts, roll edge granite effect laminated preparation surfaces with inset stainless steel sink unit and draining board with modern mixer tap, tiled splashbacks, four ring electric cooker, extractor fan, plumbing suitable for an automatic washing machine, useful storage cupboard/pantry and UPVC double glazed window to the rear.

BEDROOM ONE

4.67 x 2.66 (15'3" x 8'8")

Electric storage heater and UPVC double glazed window to the rear.

BEDROOM TWO

3.54 x 2.56 (11'7" x 8'4")

Electric storage heater and double glazed window in UPVC frame to the front elevation.





BATHROOM

Full suite comprising, low flush w.c., pedestal wash hand basin and panelled bath with shower, tiled splashbacks, wall mounted electric fan heater, cupboard housing the hot water cylinder, wood grain effect vinyl flooring and double glazed roof light.

OUTSIDE

Parking can be found to the side of the property.

DIRECTIONAL NOTE

From our Burton office proceed along New Street to the traffic lights, turn right and continue until fourth set of traffic lights, turning left onto A511 (Horninglow Street), continue straight over the roundabout, under the A38, the approximately after half a mile turn left into Dover Road, where the property is situated immediately on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers Available from 31st May 2024.

PROPERTY RESERVATION FEE

1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - 01332 206620.

SALES OFFICE

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