



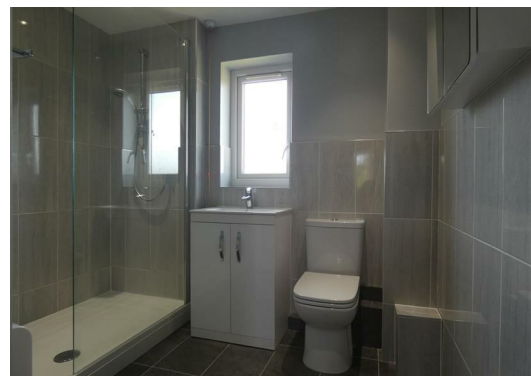
## 8 Ladywell Close

Stretton, Burton-On-Trent, DE13 0FS

£94,950



NO UPPER CHAIN. Stunning upgraded Retirement Apartment on First Floor. Comprising Hallway, Lounge, Kitchen, Shower Room, Two Bedrooms and Communal Gardens and Parking. Close to village amenities, easy access to Burton Town Centre. EPC E. Extended Lease 115 years. Monthly service charges apply.



## Porch

Accessed via a part glazed composite door and stairs leading to a landing area with uPVC double glazed window to the rear.

## Hallway

L-shaped hallway with doors leading off to the bedrooms, lounge and bathroom. uPVC double glazed window to the rear, storage cupboard with shelving housing the consumer unit, airing cupboard with lagged hot water tank, intercom entry system, emergency call system and fire and Co2 alarm controller. Loft hatch to the ceiling providing access to the loft space, ceiling light point, electric storage heater and electric power points.

## Lounge 16'2" x 10'5" (4.95 x 3.20)

With uPVC double glazed bay window to the front, electric heater, TV aerial point, telephone point, door off to the Kitchen, ceiling light point and electric power points.

## Kitchen 10'9" x 6'0" (3.30 x 1.83)

With uPVC double glazed window to the rear, cream gloss wall and base units providing storage, wood effect roll edge work tops, tiled splash backs, stainless steel single sink and drainer with mixer tap over. Integrated CAD electric hob and integrated CAD electric oven with extractor over, plumbing point for washing machine and space for free standing fridge freezer, ceiling spot lights and power points.

## Bedroom 1 10'7" x 8'7" (3.25 x 2.64)

With uPVC double glazed windows to the front, fitted wardrobes, ceiling light point, electric power points, electric heater.

## Bedroom 2 10'7" x 6'2" (3.23 x 1.88)

With uPVC double glazed window to the front, electric heater, ceiling light point and electric power points.

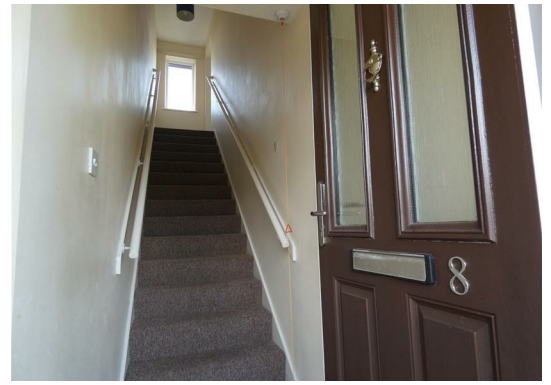
## Bathroom 8'2" x 6'0" (2.49 x 1.85)

Refitted with white suite comprising of WC, wash hand basin with white gloss cupboard beneath and walk in shower with Aqualisa Vitalise electric shower unit, extractor fan, ceiling spot lights, mirrored wall cupboard, opaque double glazed uPVC window to the rear, partially tiled walls and marble effect tiled floor, electric heater.

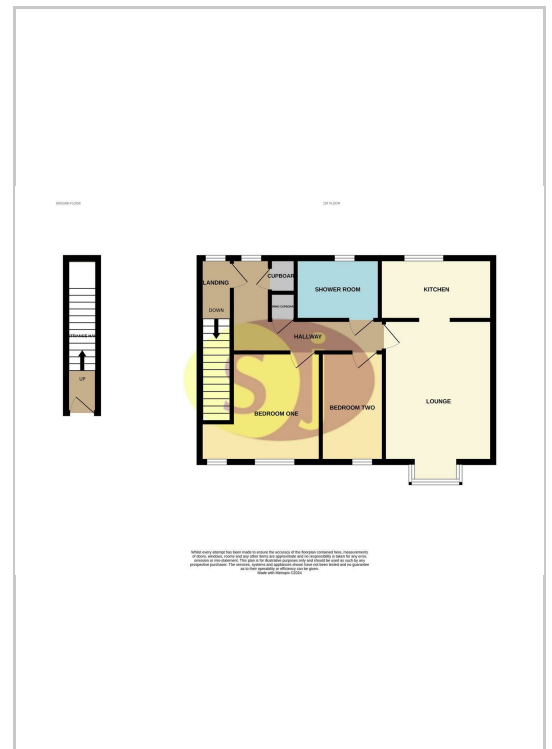
## EXTERNAL

### Exterior

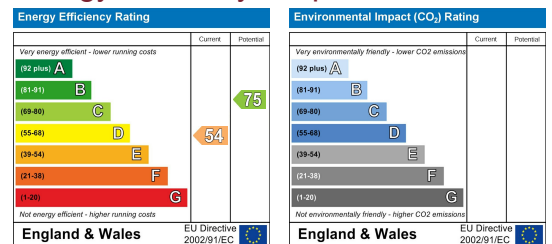
With communal well maintained gardens to the front and rear, pathway leads down the side to the rear gardens.



## Floor Plans



## Energy Efficiency Graph



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