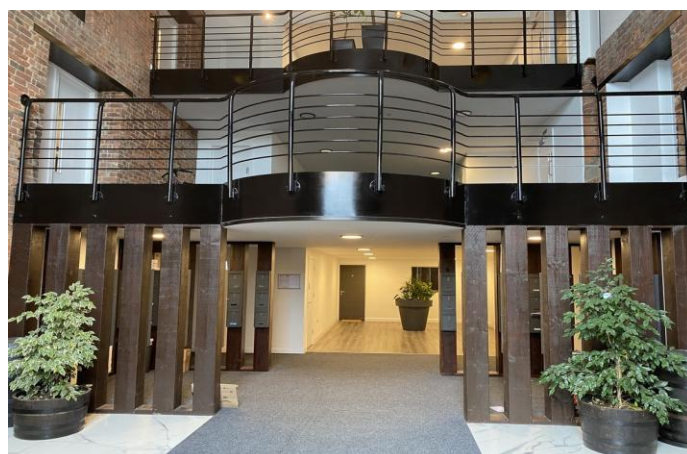


# The Maltings, Wetmore Road

Burton-on-Trent, DE14 1SE



A very stylish conversion of historic period former Maltings with superb character retained, a secure entry and allocated car parking. An excellent investment property or first home in a highly convenient location.

£115,000

John German

Entrance is via a secure intercom system to a superb character lobby area with lift to the second floor. The communal landing retains the impressive industrial character of this former Maltings, showcasing the heritage of Burton's brewing history.

The entrance door from the landing opens directly into a stylish living kitchen with laminated flooring and a contemporary range of base and wall units surmounted by quartz effect worktops with inset stainless steel sink, mixer tap and tiled splash backs. There is a Bosch ceramic hob with extractor hood over and matching electric fan oven and grill together with integrated washer dryer and fridge freezer. An original cast iron pillar and exposed beam lend character.

The master bedroom is a comfortable double and features built in mirror fronted wardrobes and a deep full height feature picture window. It has a stylish contemporary en suite having wall and floor tiles throughout, WC, wash hand basin, tiled shower with glazed screen, heated towel rail, wall mirror and matching shelf.

The apartment has allocated and visitor parking to the front and a secure intercom entry system with the convenience of a lift to all floors.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 250 years from February 22, 2022. Service charges apply for common parts, insurance and the lift are currently £380 per annum, paid half yearly.

**Property construction:**

**Parking:** Allocated and visitor

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC

**Useful Websites:**

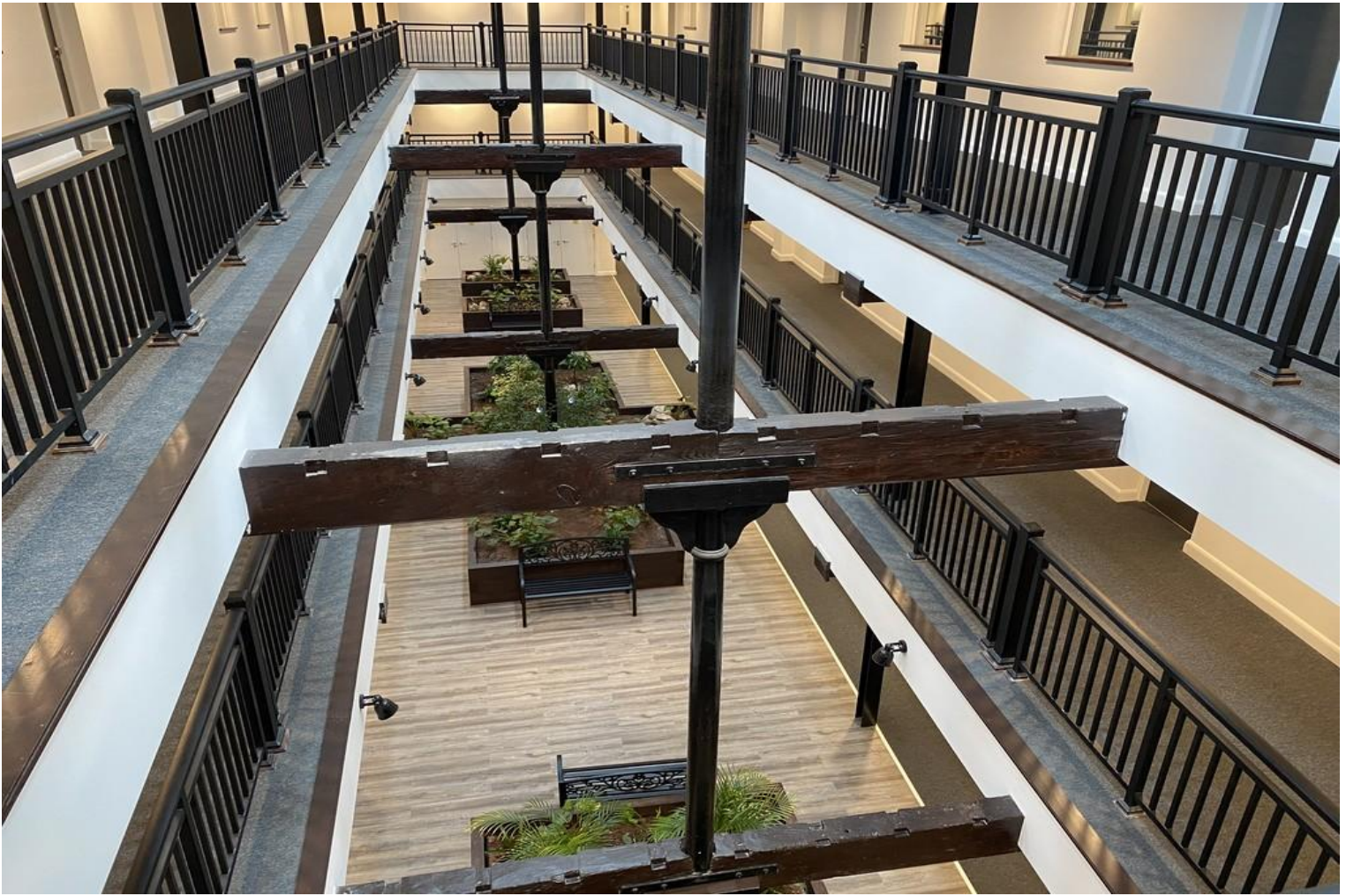
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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