

St. James Court

Grants Yard, Burton-on-Trent, DE14 1BD

John German



John German



St. James Court

Grants Yard, Burton-on-Trent, DE14 1BD

Guide Price £160,000

What a fantastic opportunity for any prospective purchasers seeking a spacious, centrally located duplex apartment in the heart of Burton-upon-Trent. Extending to approximately 1,251 sq. ft. (116.3 sq. m.), this impressive two bedroom duplex offers generous accommodation over two floors, with all rooms being superb proportions – ideal for first-time buyers, young families, or those seeking a brilliant value-for-money purchase without compromising on space.



Grants Yard is a well-regarded development tucked away in the centre of Burton-on-Trent, offering the perfect blend of town centre convenience and residential tranquillity. Just a short stroll from the train station, it's ideal for commuters with direct rail links to Derby, Birmingham and beyond. A wide range of amenities including supermarkets, independent shops, cafés, restaurants and pubs are all within easy walking distance.

The building is accessed via secure fob/passcode entry into an internal courtyard, creating an immediate sense of privacy and security. The apartment itself benefits from large, screened windows to the front and its own private entrance.

Upon entering, you are welcomed into a substantial kitchen diner fitted with a range of wall and base units, oven, induction hob with extractor over, space for a washing machine and fridge freezer. The room is exceptionally generous, with ample space remaining for additional cabinetry, a kitchen island, and a formal family dining table if desired. This space also showcases the beautiful staircase rising to the first floor, enhancing the open and airy feel of the apartment.

Leading on from the kitchen diner is a convenient downstairs WC with hand wash basin. Beyond this sits the impressive living room, a wonderfully sized space capable of accommodating large sofas and entertainment furniture with ease. French doors open directly onto the rear decked garden - a rare feature for a duplex apartment and the only one within St. James' Court to offer this. The garden is privately screened by mature trees and bamboo, providing a peaceful, low-maintenance outdoor area perfect for seating and entertaining, complete with a beautiful tree that blooms in spring.

To the first floor, a long landing leads to two exceptionally well-proportioned bedrooms. One benefits from fitted sliding wardrobes and distinctive slash-style windows that allow an abundance of natural light. The main bedroom is equally impressive in size and also features matching slash-style windows along with fitted wardrobes, creating a cohesive design and excellent built-in storage. Positioned away from the main road, the apartment enjoys reduced road noise and a pleasant corner outlook over Grants Yard. Serving both bedrooms is a family bathroom comprising a shower over bath, WC and hand wash basin.

To finish, the property also benefits from an allocated parking space within the residents' car park, adding further practicality to this already impressive home.

An internal viewing is highly recommended to fully appreciate the space, layout and rare outdoor offering this superb duplex apartment provides.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced on 17/4/09 for 125 years. Ground rent & service charge is currently £1234.16 per annum paid yearly or monthly. Management company: Avios Estates Ltd.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Allocated parking space **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Electric

Flood risk: Medium

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

Broadband type: Fibre

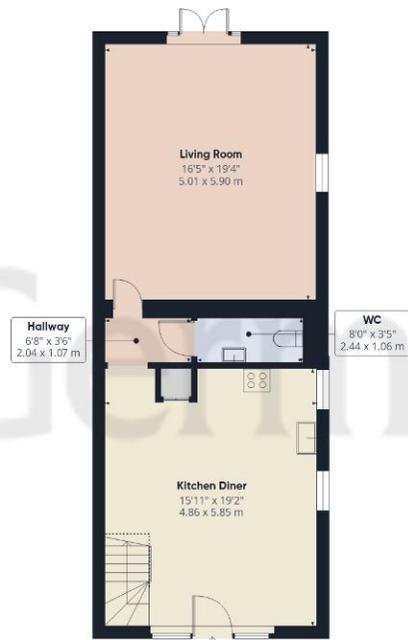
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

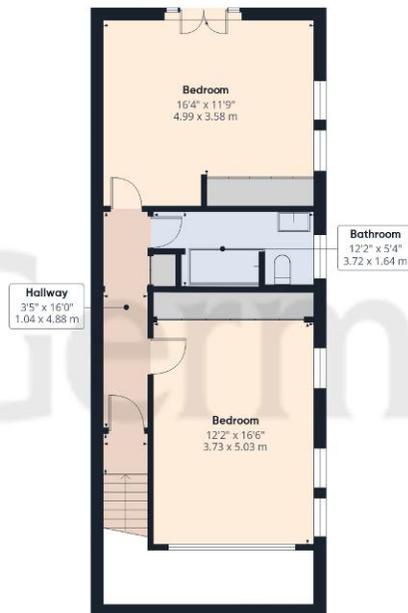
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1251 ft²

116.3 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

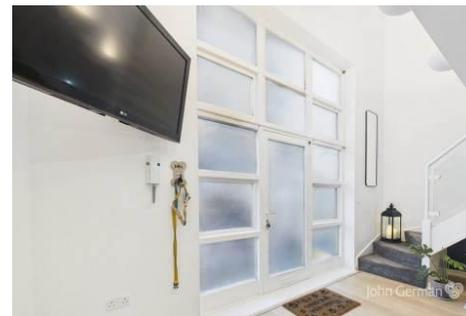
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

129 New Street, Burton-On-Trent,
Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



