Mayflower Drive, Burton-On-Trent, DE14 1QJ

Offers Over £120,000

Open House
estate agents

Mayflower Drive, Burton-On-Trent, DE14 1QJ

Offers Over £120,000

NO UPWARD CHAIN – Positioned within the modern Drakelowe House development on Mayflower Drive, this well-presented one bedroom first floor apartment offers spacious, contemporary accommodation within easy reach of Burton upon Trent town centre.

Recently redecorated and benefiting from new carpets, the apartment is presented in clean, ready-to-move-into condition. The accommodation is centred around an impressive open plan kitchen and living space, providing plenty of room for both lounge and dining furniture. There is also a generous double bedroom, modern bathroom and useful hallway storage.

The building itself is approached through a secure and well-maintained communal entrance with individual post boxes and a bright contemporary stairwell. Outside, the development benefits from allocated off-street parking together with visitor parking and maintained communal surroundings.

With its convenient town centre location, modern presentation and no upward chain, the property should appeal particularly to first-time buyers, investors or anyone looking for a low-maintenance home close to local amenities.

Location
Drakelowe House is situated on Mayflower Drive, within convenient reach of Burton upon Trent town centre and its wide range of shops, supermarkets, cafés, restaurants and leisure facilities.

Burton railway station is also readily accessible,

providing services towards surrounding towns and cities, while the location offers convenient road links towards Derby, Lichfield, Birmingham and the wider Midlands. The nearby town centre, retail areas and everyday amenities make this a particularly practical location.

Communal Entrance
The building is entered through a secure communal entrance into a smart and well-maintained reception area with individual post boxes. A contemporary staircase with glass balustrading and stainless steel handrails leads to the upper floors.

Entrance Hallway
The apartment opens into a long central hallway providing access to the main accommodation. The hallway is finished with modern wood-effect flooring and includes useful built-in storage.

Open Plan Kitchen / Living Area
A particularly spacious open plan room providing clearly defined areas for cooking, dining and relaxing.

The living area benefits from a large window bringing in plenty of natural light, with ample space for both lounge and dining furniture. Newly fitted carpeting to the main seating area contrasts with the practical flooring around the kitchen and dining space.

The kitchen is fitted with a modern range of high-gloss grey wall and base units complemented by light work surfaces. Integrated appliances include an oven, gas hob and stainless steel extractor hood, together with a stainless steel sink positioned beneath the window. There is also provision for further appliances, with a washing machine currently positioned beneath the work surface.

The open arrangement creates a sociable and versatile main living space that feels particularly generous for a one bedroom apartment.

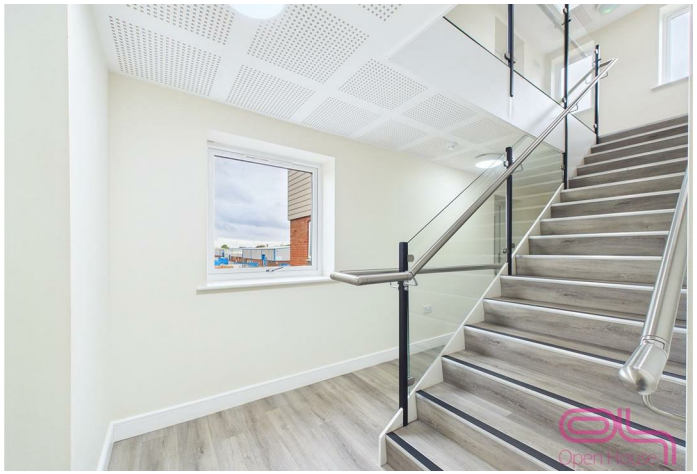
Bedroom
A well-proportioned double bedroom with plenty of space for a double bed and additional bedroom furniture. A window provides natural light, with a radiator positioned beneath, while the recently fitted neutral carpet and light décor continue the clean presentation found throughout the apartment.

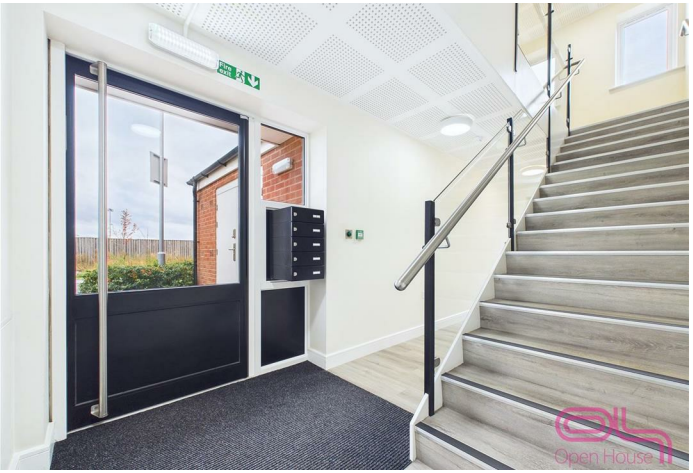
Bathroom
The contemporary bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed shower screen, wash hand basin and WC. Neutral wall tiling, wood-effect flooring, recessed ceiling lighting and a chrome heated towel rail complete the modern finish.

Outside
Drakelowe House forms part of an established modern residential development with landscaped communal surroundings. The property benefits from allocated off-street parking, together with additional visitor parking within the development.

Additional Information:
Tenure: Leasehold: 120 years remaining
Management Fee - £163.58 per year
Maintenance charges - £1166 per year
Ground Rent: £80 per annum

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or



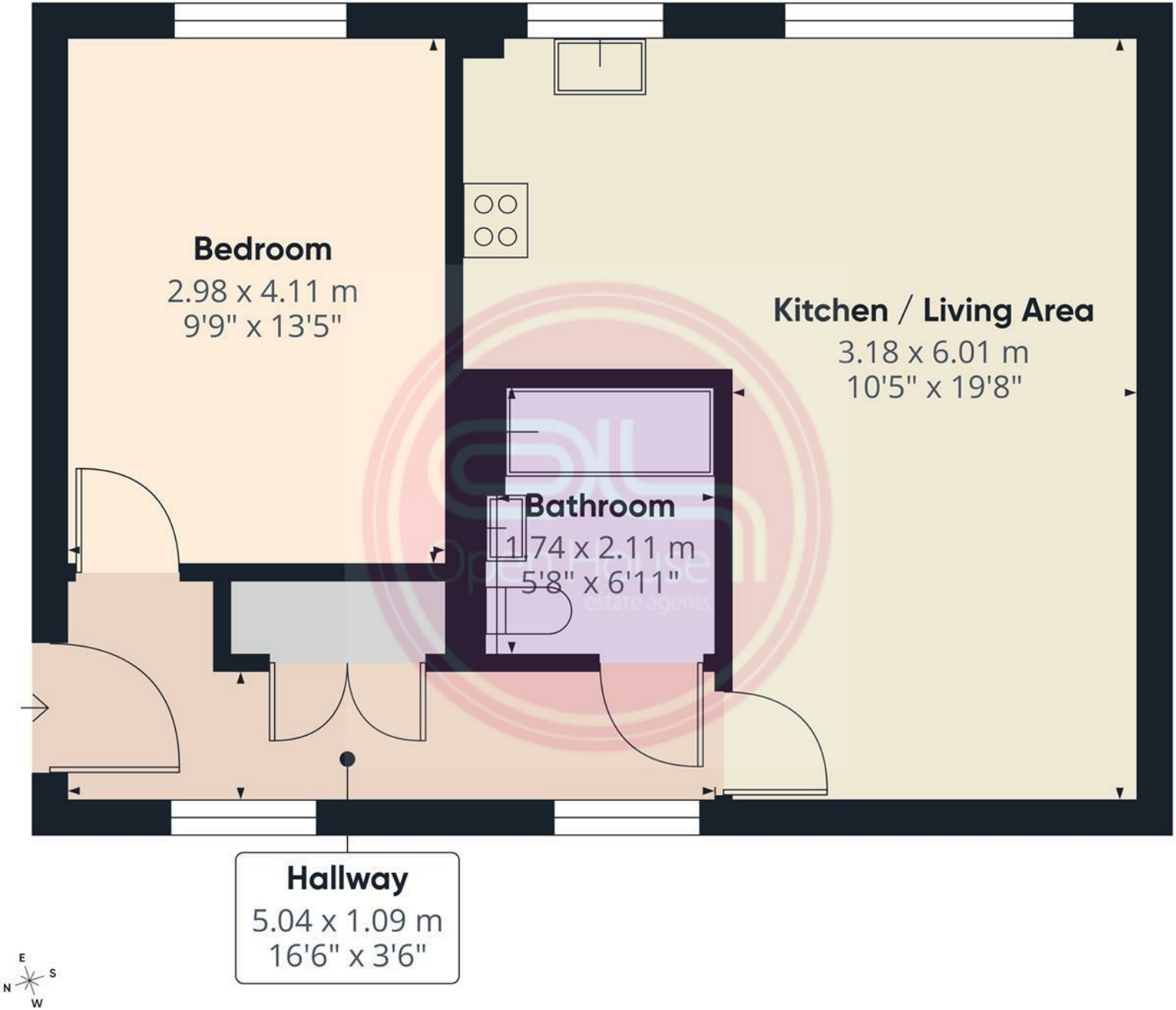


other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



GLA[1]

55.14 m²

593.54 ft²

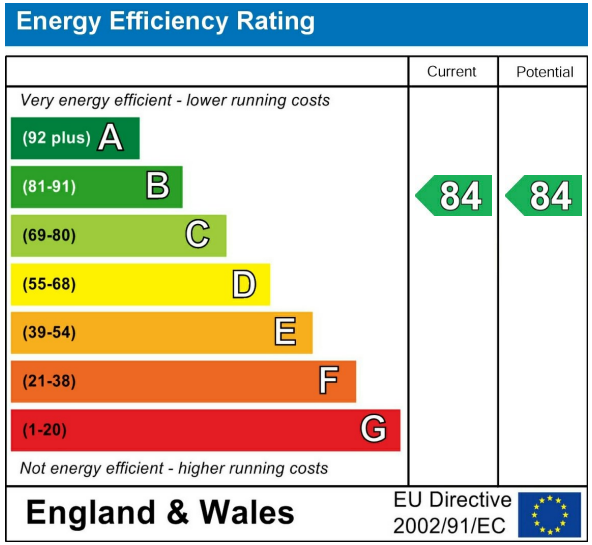
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

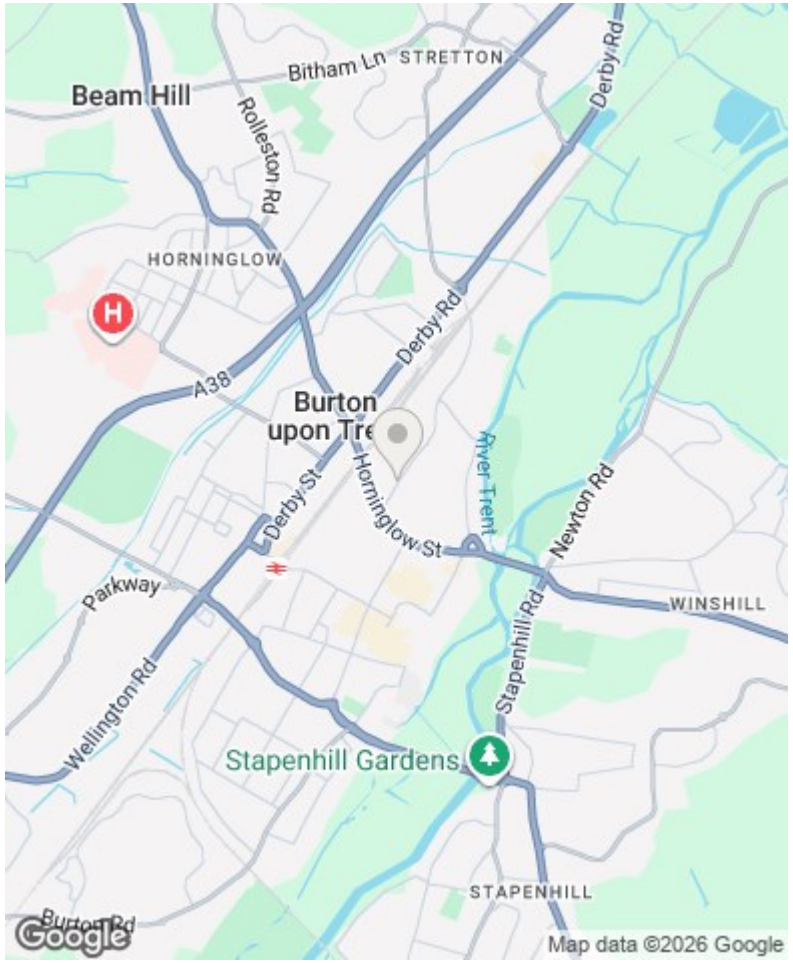
TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- 190 Years Remaining on Lease
- No Upward Chain
- Near Town Centre Location
- Spacious Open Plan Kitchen / Living Area
- Generous Double Bedroom
- Modern Fitted Kitchen
- Contemporary Bathroom
- Recently Redecorated With New Carpets
- Allocated Off-Street Parking
- Secure Well-Maintained Communal Entrance



3 Midland Road, Midway, Swadlincote, DE11 0AG

Tel: (01283) 240632

Email: admin@burtonswad.co.uk

www.openhouselocal.co.uk