



## **Grants Yard, Burton-On-Trent, DE14 1BY**

**Asking Price £85,000**

**\*\* LANDLORDS ONLY \*\***

A Modern Apartment offered for sale. This delightful apartment has a secure intercom entrance door to the communal hallways with stairs rising to the second floor apartment. The property currently let at £625cpm, representing a 8.8 % yield.

The hallway provides a useful storage cupboard housing the gas fired combi boiler, an open plan lounge diner with Juliet balcony doors on the front elevation and a dining area alongside the fitted kitchen. The kitchen has a selection of fitted units, built-in oven and gas hob with extractor hood above. There are two generous bedrooms, master with a built-in wardrobes and a central fitted bathroom with shower above the bath.

All viewings by prior appointment. Council Tax Band A

## The Accommodation

### Hallway

Having laminate flooring, a storage cupboard, and doors to the bathroom, first and second bedrooms, and the lounge / diner.

### Lounge Diner

4.67m max x 3.20m max (15'4 max x 10'6 max)



Having a double glazed window overlooking the side elevation of the property, along with a Juliette style balcony doors to the front elevation. Benefitting from a radiator, and part furnished with a cream lounge suite, and wooden dining table and four dining chairs; along with a TV stand.

### Kitchen

1.75m x 2.44m (5'9 x 8'0)

Having a range of wall and base units, integrated oven, gas hobs, a freestanding washing machine, and undercounter fridge. Also benefits from a stainless steel sink and drainer, and stainless steel cooker hood. Part tiled to walls, with laminate flooring.

## Bedroom One

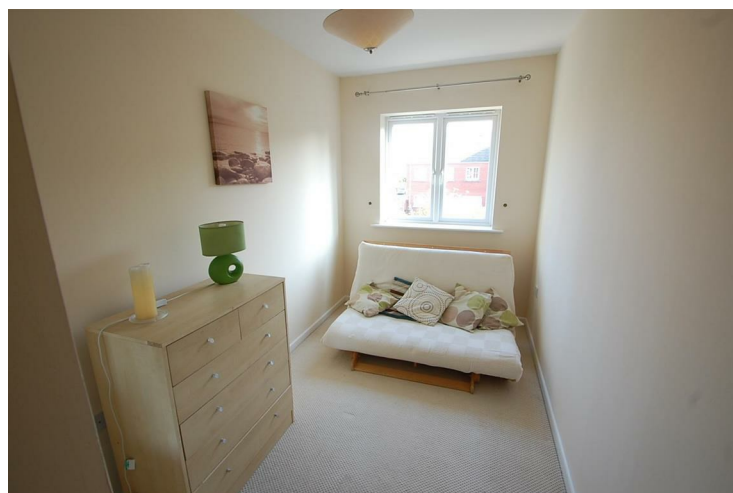
3.86m x 1.93m (12'8 x 6'4)



Having a double glazed window overlooking the front elevation of the property, a radiator, and carpet to the floor. Also benefitting from a TV and phone point.

## Bedroom Two

3.15m x 2.54m (10'4 x 8'4)



Having a double glazed window overlooking the front elevation of the property, a radiator, a fitted wardrobe, and carpet to the floor. Also benefits from a TV point.

## Bathroom



Having a low level toilet, wash basin, and bath with overhead shower. With laminate to the floor, and half tiled walls.

## Outside

The property is situated amongst communal gardens which are maintained, and an allocated parking spot (PARKING PERMIT REQUIRED).

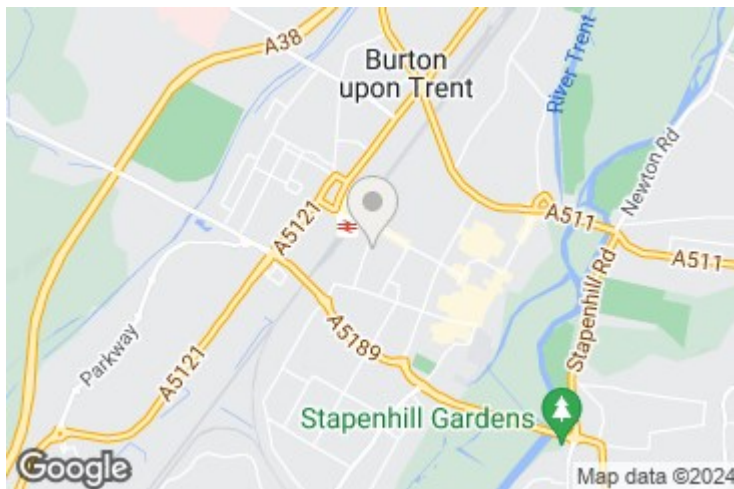
Draft details awaiting vendor approval. The images used are taken before the previous tenant has occupied the apartment, therefore to be taken and viewed as a guide only to the condition.

## Leasehold

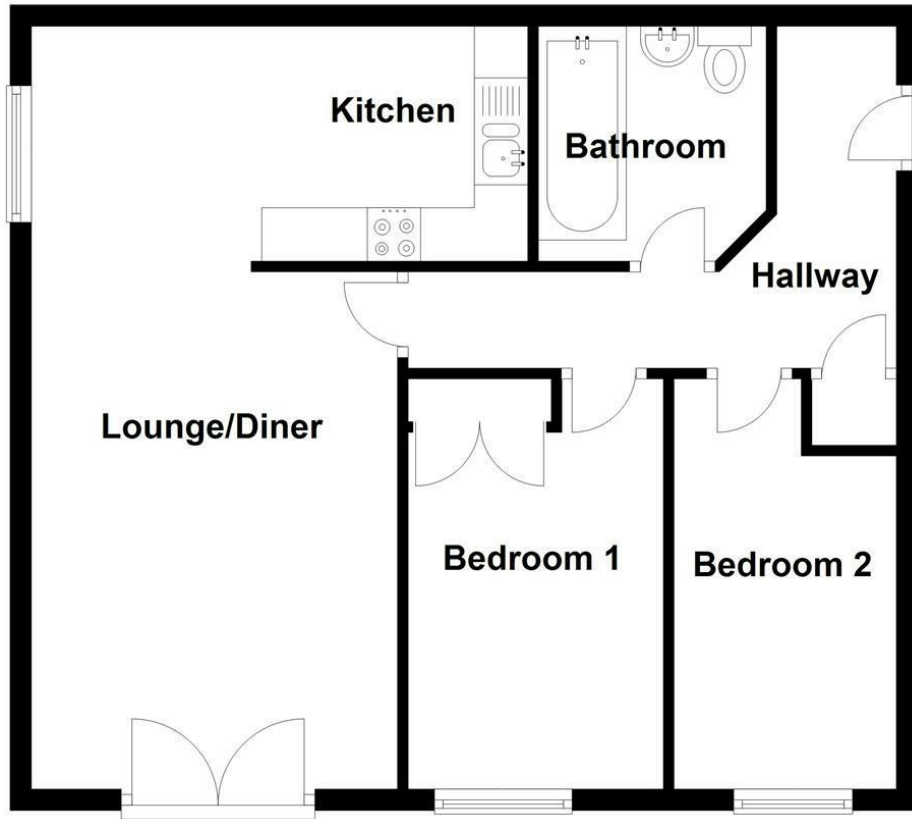
We are advised by the vendor the lease has 106 years remaining and the combined monthly charge for ground rent and service charge is approximately £1107.00 per annum subject to change and annual review Dec - Jan.

Lease start date 26/08/2004 for the term of 125 Years to 26/08/2129.

Council Tax Band A



## Ground Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

## Council Tax Band A Leasehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	80
	EU Directive 2002/91/EC	

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