Saw Mill Way, Burton On Trent, DE14 2JP

Nicholas Humphreys

Asking Price £85,000

** Landlords Only ** Ideal Investment *** Ground Floor With Patio ** Tenant in Occupation Paying £625 PCM **

A ground floor apartment with patio area located in the heart of Burton, the home has a communal hallway with private entrance door with secure communication entry phone system. The home has a hallway, and open plan living area incorporating the modern fitted kitchen and lounge.
The fitted kitchen has a selection of fitted units with built-in oven and hob with extractor fan, freestanding appliance spaces for washing machine and fridge freezer.
The Lounge has patio door leading onto the patio on the rear of the block overlooking the allocated parking area.

There is a master double bedroom opposite a modern fitted bathroom with three piece white bathroom suite with complimentary wall tiling. The home is uPVC double glazed and has wall electric heaters. Outside the apartment has an allocated parking space alongside guest visitor parking to the rear of the block.

COMMUNAL ENTRANCE
Enter the property via a key coded entry into entrance hall.

ENTRANCE HALL
Enter the property via a door to the side into hall way, intercom, electric wall heater, doors lead off.

LIVING DINING KITCHEN
5.59 x 3.02 (18'4" x 9'11")
Having uPVC double glazed window to side, uPVC french style doors to rear. In the kitchen area is a range of matching wall and base units with roll edge work tops. Electric hob and oven with cooker hood, stainless steel sink and drainer, space for fridge freezer and plumbing for washer. In the lounge area is electric wall heater, TV point and telephone point.

BEDROOM ONE
3.89 x 2.69 (12'9" x 8'10")
Having uPVC double glazed window to rear, built in cupboard and electric wall heater.

BATHROOM
Having a three piece suite with bath and shower over, low level WC, wash hand basin and heated towel rail.

OUTSIDE
Outside patio on the ground floor.

PARKING SPACE
A Parking space within a shared parking area.

LEASEHOLD
The home is leasehold with approximately 140 years remaining on the lease.
Ground rent £150
Service charge £1488 per year for 2026, subject to annual review.

The internal images used with this advert are before the current occupation of the tenants, therefore to be viewed as a guide only, and an internal viewing is essential to satisfy yourself as to the internal condition and presentation.
Property construction: Standard
Parking: Space within shared parking area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heaters
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change

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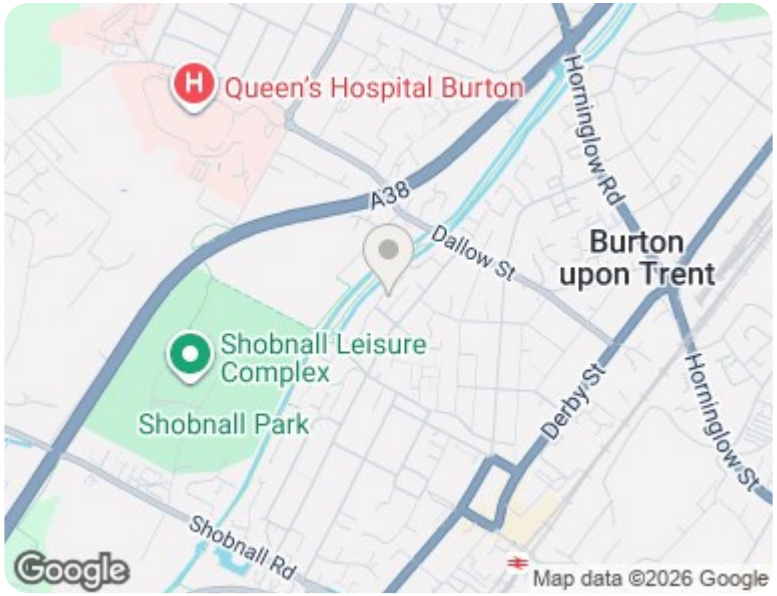

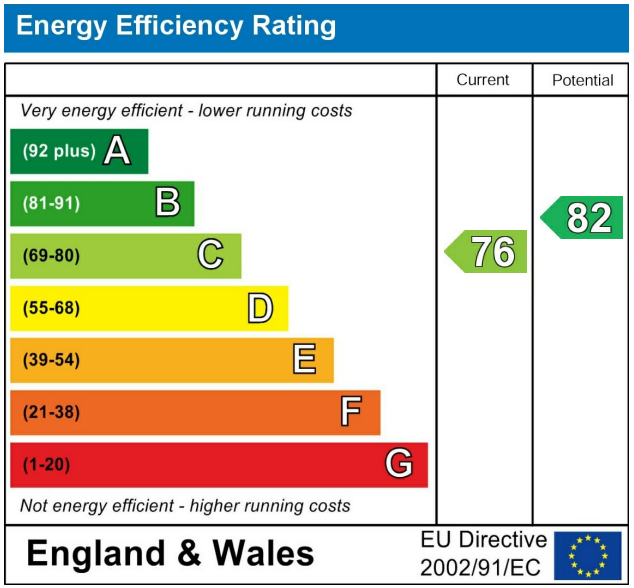

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Leasehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme