



**** Landlords Only ** Two Bedrooms ** Investment Opportunity ** Front Garden & Driveway ****

A Ground Floor Maisonette offering a good standard of accommodation currently being sold with tenants in occupation as an ongoing investment opportunity. The rent obtained is £650 pcm.

The home opens with a side entrance door to the hallway, with door to the lounge diner across the rear aspect with Laminate flooring, UPVC window and door to the garden. The kitchen on the rear aspect has a selection of base and wall units, built-in oven and hob with extractor hood above, further freestanding appliance spaces and window to the rear aspect.

There are two bedrooms, and a modern fitted bathroom with three piece white bathroom suite.

The home is gas centrally heated via the combination boiler, and UPVC double glazed. Across the front is off road parking and lawn garden. To the rear a low maintenance patio area. The home is sold to Landlords Only with tenants in occupation, and will require suitable buy to let finance or cash purchase.

The Accommodation

Lounge Diner
14'8 x 12'3

Kitchen
8'2 x 8'0

Bedroom One
11'2 max x 9'6

Bedroom Two
8'1 x 6'6

Bathroom
7'9 x 6'0

Leasehold

The property is leasehold, and the lease has been renewed in 2025 with the start date being 17/06/2025 to 31/12/2173. The annual charge defined and worded within the new lease is as follows. "Annual Rent" a peppercorn, if demanded. Within the documents held the peppercorn rent if demanded will be £50 per annum up until 2041 when this increases to £90 per annum. This will be forwarded to your legal solicitor / conveyancer for them to review to satisfy all enquires as to charges that maybe incurred during ownership, at the buyers responsibility in advance of exchange of contracts. (Further charges may apply)
To date there's no service charge information or information relating to building maintenance, and believed to be carried out by the individuals in each property. Further investigation required with your legal conveyancer during the purchase process.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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/>

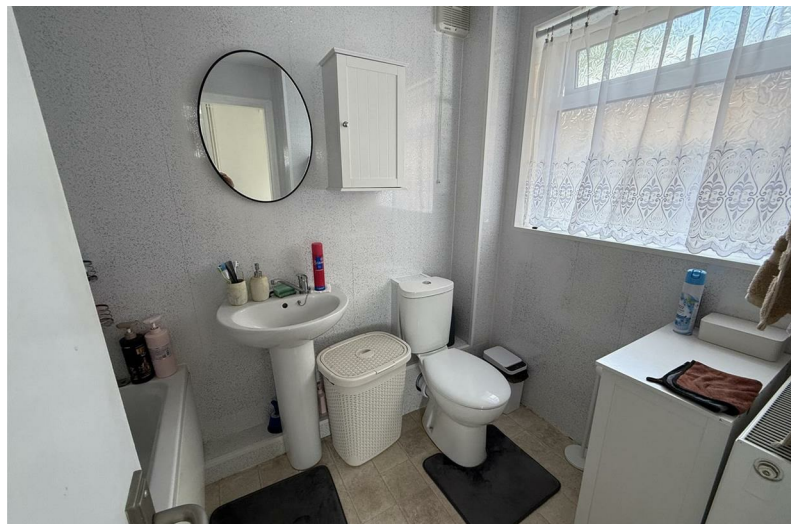
Useful Websites:

www.gov.uk/government/organisations/environment-agency

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.

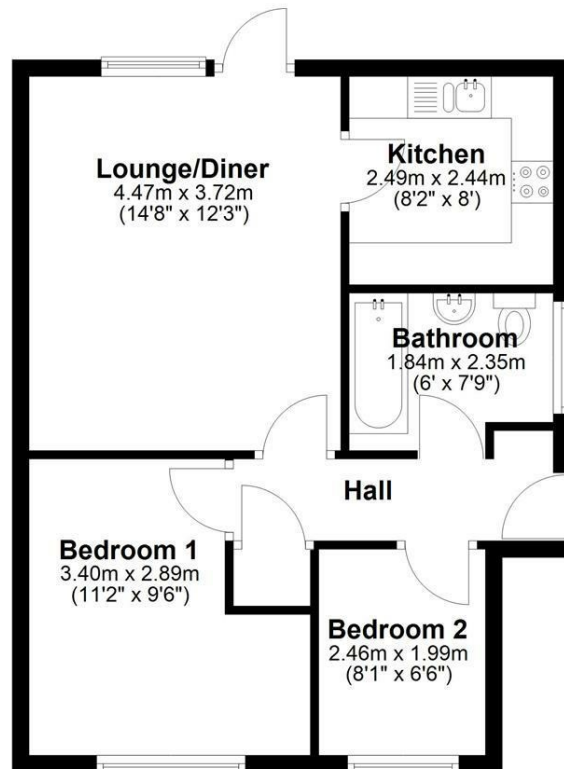
Draft details awaiting vendor approval and subject to change

Title Plans - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.





Ground Floor

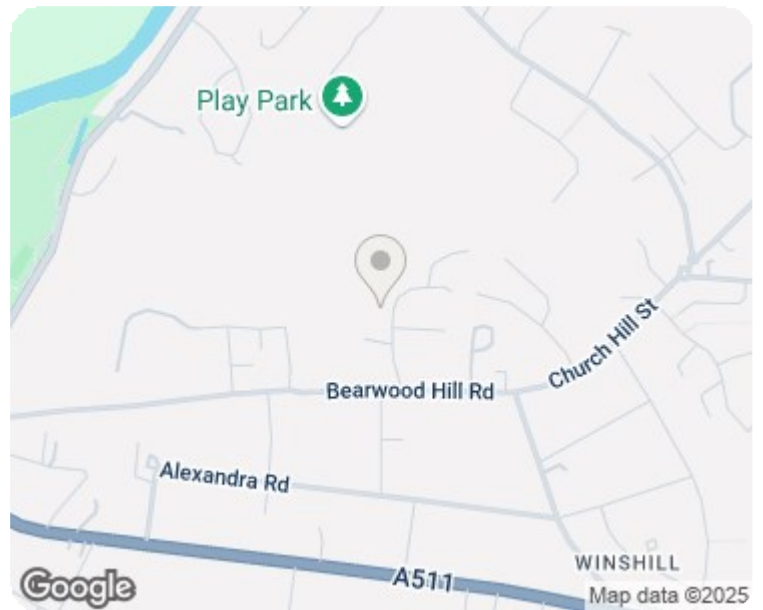


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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.

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.

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 License 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. 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>

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