Nicholas Humphreys

Pipers Way, Burton-On-Trent, DE14 2GU

£92,500

** Garage & Driveway ** 1st Floor Flat ** Landlord Only Investment ** Rented at £695 PCM **

Accessed via a secure communal entrance with communal hallway and stairs to the first-floor apartment. Upon entry, the hallway features a built-in storage cupboard, intercom phone, and a walk-in cupboard housing the gas central heating boiler.

The spacious lounge to the front boasts UPVC double-glazed windows and a Juliet-style balcony, opening into a modern fitted kitchen equipped with base and wall units, built-in oven, four-ring gas hob with extractor, fridge-freezer space, and plumbing for a washing machine.

The rear-facing master bedroom includes Juliet balcony door and an en-suite shower room with WC, pedestal basin, walk-in shower enclosure, and UPVC window. The second double bedroom faces the front with ample natural light. A separate family bathroom offers a white suite with complimentary tiling.

The property benefits from UPVC double glazing, gas central heating, parking in front of the single garage below a coach house, and visitor parking. Conveniently located near Burton Town Centre and the A38, making it ideal for investors. Viewings strictly by appointment.

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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

The Accommodation

Communal Access Door

Hallway

Lounge Diner
13'5 x 12'8

Kitchen
10'1 x 7'11

Master Bedroom
10'3 x 10'1

En suite

Bedroom Two
11'8 x 8'0

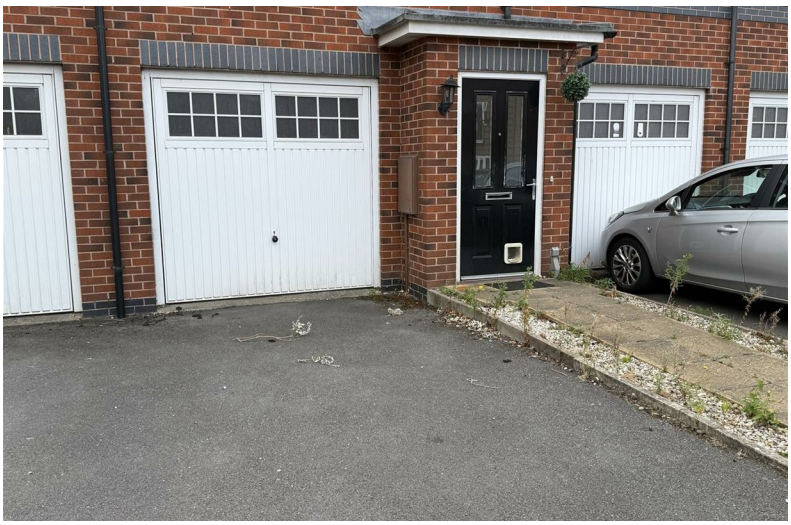
Fitted Bathroom

Garage & Parking Space

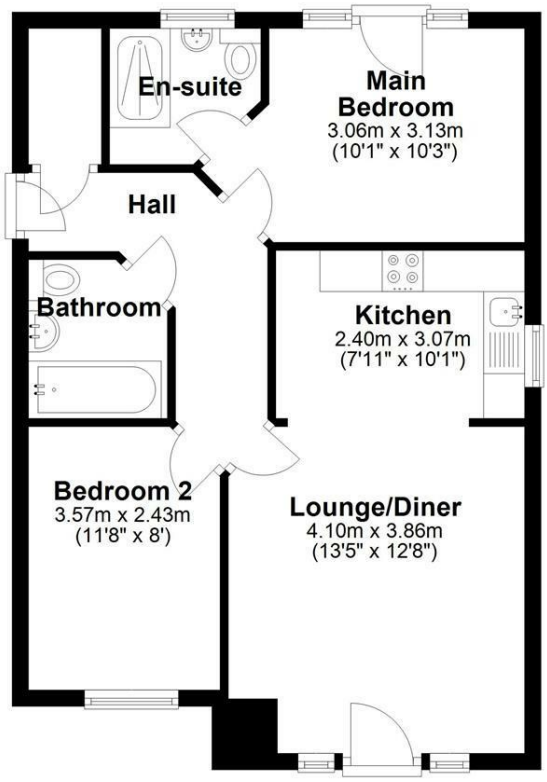
Leasehold
Leasehold property subject to charges with an annual review and subject to change.
Annual service Charge for 2025 £1435 Reviewed annually and subject to change
Ground Rent £181
Additional charges for 2025 Admin fee and legal £180 combined.
Lease start date 25/11/2010 and the end date 04/03/2255 Approx 228 years remain

Property construction: Standard
Parking: Shared Parking Area and space Infront of single garage.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: Mobile signal/coverage: See Ofcom link
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.

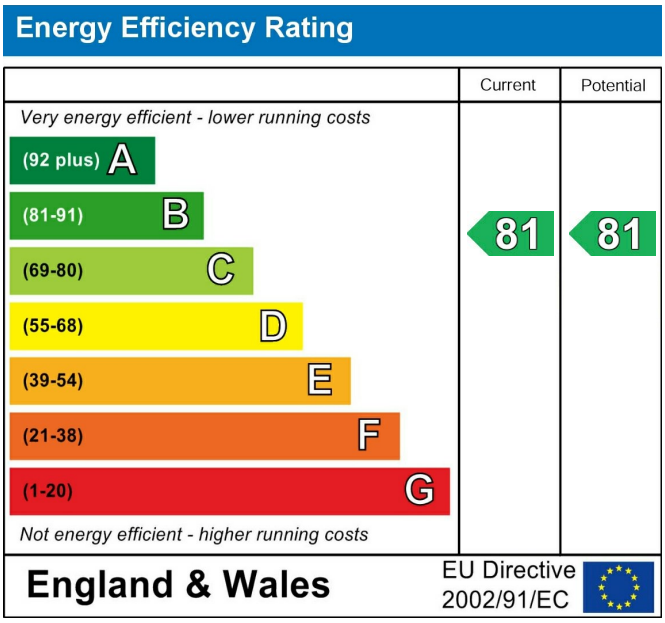
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



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.



Council Tax Band B **Leasehold**

Important Notes, Charges & Selective Licence Areas

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