



**\*\* Landlord Investment Only \*\* Rental Income £650 PCM \*\* Sold With Tenant In Occupation \*\***

An excellent opportunity to purchase this apartment converted within an historic brewery building suitable for prospective landlords wanting a buy to let (property is currently let at £650pcm).

The accommodation briefly comprises of entrance hall, open plan lounge and fitted kitchen, separate double bedroom and modern bathroom. The apartment is situated on the ground floor with a large feature front window and electric wall heaters. To the outside there are communal gardens and parking area. The property further benefits from double glazing and viewing is highly recommended.

### Entrance Hallway

Main entrance with Wall Mounted Heater, small window to side.

### Open Plan Living

19'0" x 11'9"

Combining the living area and fitted kitchen with a large window to front, further window to the rear in the kitchen area. Lounge area with wall mounted electric heater, kitchen area having a selection of cupboards, drawers and wall units spaces for, fridge and washing machine with built in electric hob and oven, extractor hood above and cupboard housing the hot water cylinder.

### Double Bedroom

10'10" x 9'1"

Double glazed window to rear and wall mounted electric heater.

### Fitted Bathroom

7'8 x 5'8

Three piece suite comprising of panelled bath with mixer shower tap, low level w.c. and pedestal wash hand basin and shaver point.

### Outside

Parking space located within a shared parking area and communal lawns.

### Leasehold Property

The property is leasehold and subject to charges as follows in the year 2025 -26 Subject to change and annual review. Ground Rent £200 per year. Service Charge £1811.62 per year. At the time of writing this 105 year remain on the lease with the lease end date being 01/03/2130.

Property construction: Converted historic building

Parking: Shared parking area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric wall 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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

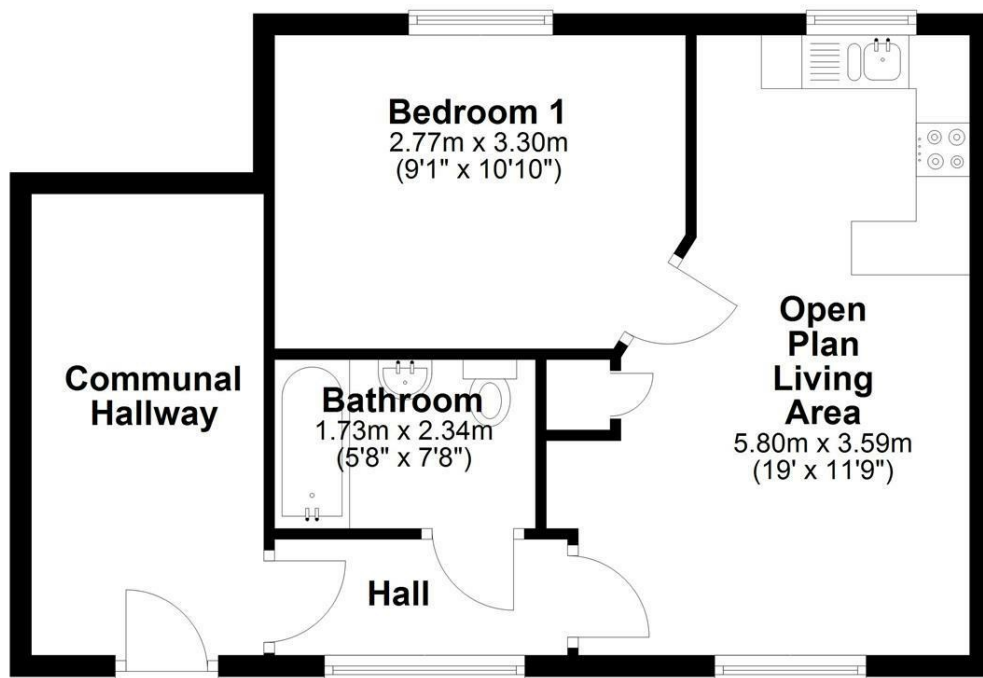
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided 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






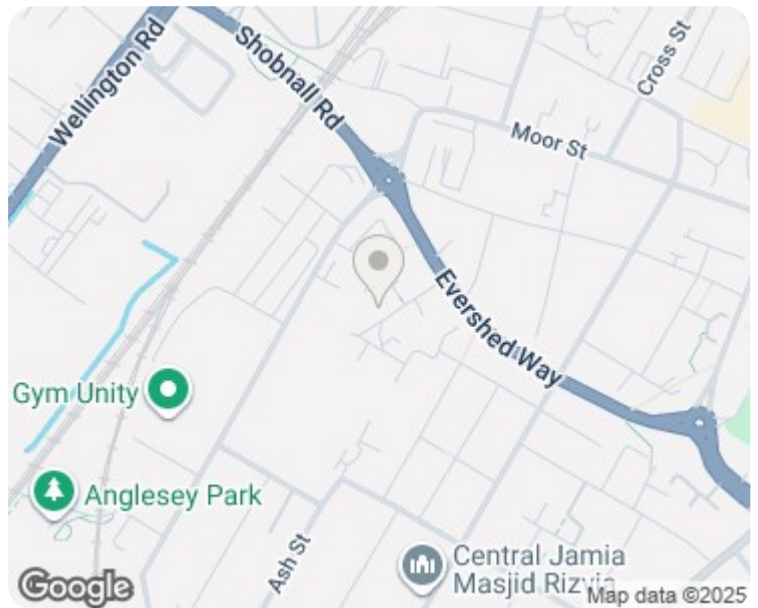
## Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</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>	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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