


Nicholas Humphreys

**Wyggeston Street, Burton-On-Trent, DE13 0SB**

**Asking Price £95,000**

** LANDLORDS ONLY – TENANT IN OCCUPATION ** £645 PCM RENTAL INCOME – FIRST-FLOOR APARTMENT ** ALLOCATED PARKING & GARDEN **

An excellent opportunity for landlords and investors to acquire this first-floor apartment, conveniently situated within Burton-on-Trent. Being sold with a tenant in occupation, currently achieving £645 per calendar month (£7,740 per annum), the property offers an established rental investment.

The accommodation comprises a private entrance hallway with staircase rising to the first floor, open-plan lounge diner with fitted kitchen, double bedroom and bathroom with three-piece white suite. Outside, shared vehicular access leads to an allocated parking space at the rear with garage and rear garden. An attractive addition to an existing buy-to-let portfolio, offering an immediate rental income and only £100 per year ground rent.

View By Appointment





**The Accommodation**
Offered for sale to landlords and investors only, this is an excellent opportunity to acquire a first-floor apartment situated within a convenient residential location in Burton-on-Trent. The property is being sold with a tenant in occupation, currently generating a rental income of £645 per calendar month (£7,740 per annum), making it an attractive addition to an existing investment portfolio.

The accommodation is accessed via a UPVC double-glazed rear entrance door, opening into a private entrance hallway with staircase rising to the first-floor living accommodation.

On entering the first floor, you are welcomed into an open-plan lounge diner, providing a comfortable and versatile living space. The lounge area features laminate flooring, a feature fireplace, wall-mounted electric heater and UPVC double-glazed window overlooking the front elevation, allowing natural light to flow into the room. A useful built-in airing cupboard houses the hot water immersion heater.

The adjoining kitchen area offers a selection of fitted base cupboards and eye-level wall units, complemented by preparation work surfaces incorporating a single drainer sink unit. Integrated appliances include a built-in oven with four-ring electric hob and extractor hood above, whilst additional freestanding appliance spaces are provided for a washing machine and fridge freezer. A wall-mounted electric heater and UPVC double-glazed window complete the kitchen accommodation.

The master bedroom is positioned to the rear aspect of the property and benefits from a UPVC double-glazed window overlooking the rear garden, together with a wall-mounted electric heater and useful built-in storage cupboard.

The bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with electric shower above. A UPVC double-glazed window provides natural light and ventilation.

Outside

Externally, the property benefits from shared vehicular access leading to an allocated parking space positioned to the rear of the development with access to a garage within a shared block.

Investment Information

The property is offered for sale exclusively to landlords and investors, with the existing tenant remaining in occupation. Currently achieving a rental income of £645 per calendar month, equivalent to £7,740 per annum, the apartment represents an appealing opportunity for purchasers seeking an established rental investment with an immediate income stream. There is a lease on the home starting in 1983 and ends 2982 therefore 955 year remain approximately and only ground rent payable at £100 per year.

Situated within easy reach of Burton-on-Trent town centre, local amenities and transport connections, this conveniently positioned apartment is an attractive proposition for the buy-to-let investor.
Viewing is strictly by appointment only through Nicholas Humphreys Estate Agents, Burton-on-Trent.

Property construction: Standard
Parking: Drive & Garage within a shared open area
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
An on-site management fee may apply to all modern or new developments.
The property in within the town selective licence area as of Jan 2027.

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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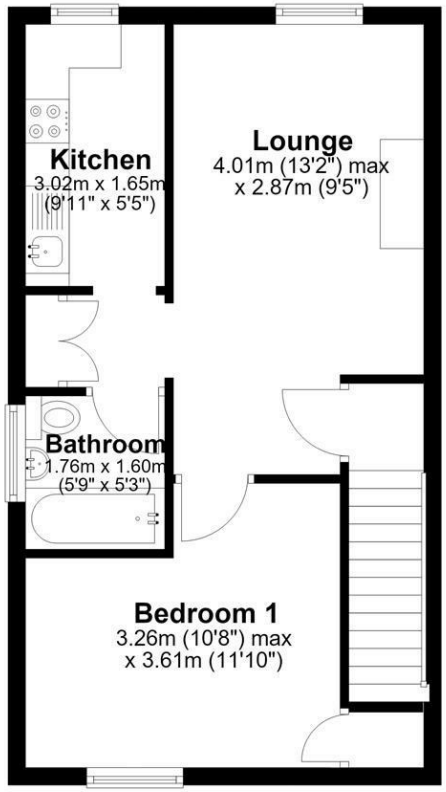




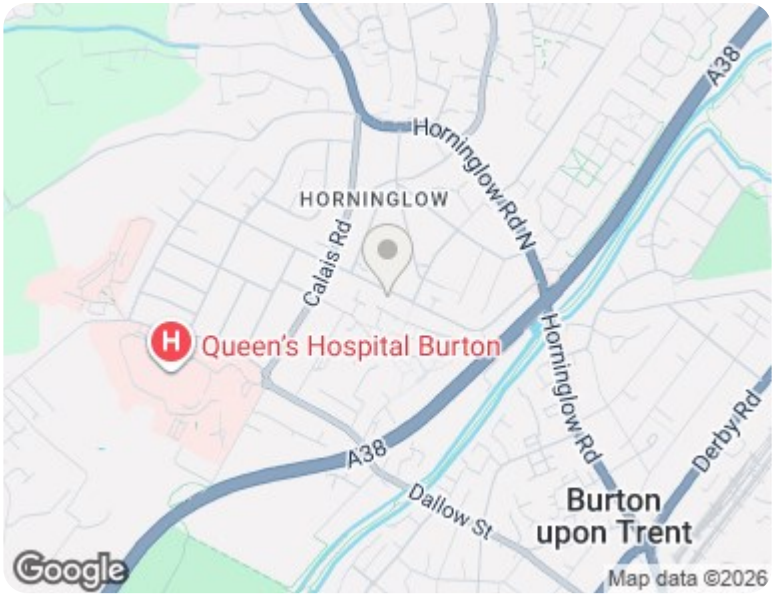


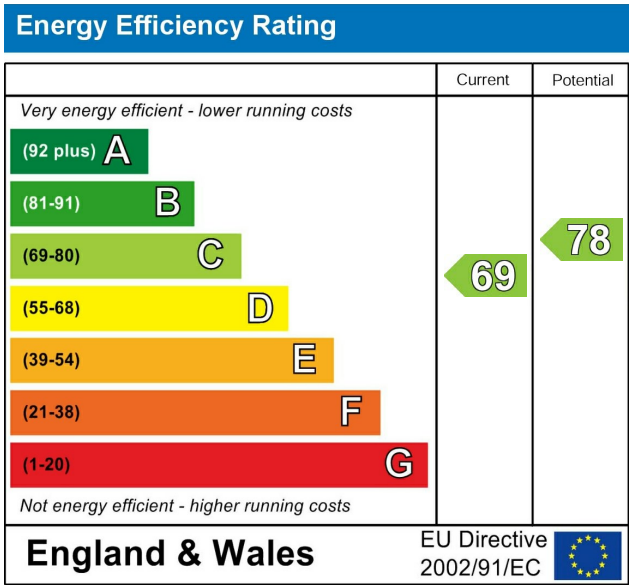


## First Floor




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.




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