

Hendeley Court, Burton-On-Trent, DE14 2BH

Nicholas Humphreys

Asking Price £75,000

Hendeley Court, presents a delightful and spacious first floor apartment, positioned within a modern development on the outskirts of Burton and enjoying a pleasant outlook close to Shobnall Playing Fields.

Accessed via a secure intercom entrance and communal hallway, the first floor apartment opens into a useful reception area before leading through to a welcoming hallway. The main feature of the home is the impressive open-plan living space, incorporating lounge, dining area and fitted kitchen, with windows to both the side and rear aspects creating a bright and airy feel. The kitchen includes fitted units, built-in oven, electric hob and appliance spaces, while the living area benefits from laminate flooring and electric heating.

The property further offers a well-proportioned double bedroom with built-in wardrobe and a fitted bathroom. Outside, there is an allocated parking space together with visitor parking.

Ideally suited to the first-time buyer or investor alike, the apartment could offer an attractive rental income of around £700 per calendar month. Conveniently located for Burton town centre, Shobnall amenities and the A38, linking Derby and Lichfield. Viewings strictly by appointment only.





The Accommodation
Occupying a pleasant position within the popular Hendeley Court development on the outskirts of Burton-on-Trent along Shobnall Road, this modern first floor apartment offers spacious and well-presented accommodation, ideally suited to the first-time buyer, downsizer or investor alike. Enjoying an attractive outlook towards the nearby Shobnall Playing Fields and conveniently located for Burton town centre, local amenities and excellent transport links via the A38, the property provides comfortable and practical living accommodation throughout.

The apartment is accessed via a secure communal entrance with intercom entry system leading into well-maintained communal hallways, with stairs rising to the first floor. Positioned towards the rear of the development, the apartment opens into a useful reception area, ideal for the storage of coats and shoes, with a further door leading through to the welcoming central hallway. Within the hallway is a useful airing cupboard housing the hot water cylinder, with the property benefiting from an electric heating system throughout.

The focal point of the home is the impressive open-plan living space situated to the rear of the building. This generously proportioned room provides clearly defined lounge, dining and kitchen areas, creating an ideal environment for both everyday living and entertaining. The fitted kitchen offers a range of base cupboards and drawers with matching eye-level wall units, preparation work surfaces, a built-in electric oven with four-ring electric hob and extractor hood above, together with designated spaces for a washing machine and upright fridge freezer. Windows to both the side and rear elevations allow plenty of natural light to flood the room, whilst laminate flooring continues throughout the living space, complemented by wall-mounted electric heaters.

The apartment benefits from a spacious master double bedroom, enjoying a pleasant outlook through a UPVC double-glazed window. The bedroom is further enhanced by a generously sized built-in double wardrobe, providing excellent storage facilities, together with an electric heater.

Completing the accommodation is the bathroom, fitted with a modern three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower fitted above. Complementary wall tiling and practical fittings create a clean and functional space.

Externally, the development benefits from communal grounds and parking facilities, with the apartment having the advantage of an allocated parking space together with additional visitor parking bays for guests.

The property represents an attractive opportunity for investors, with a potential rental income in the region of £700 per calendar month. Prospective purchasers should note that the apartment is currently occupied by a tenant, and notice would need to be served prior to completion should vacant possession be required. Alternatively, for landlords seeking an immediate investment opportunity, the current tenant has expressed a willingness to remain, allowing for a seamless continuation of the tenancy.

Conveniently situated close to Burton-on-Trent town centre, a wide range of shopping and leisure facilities, and excellent commuter links via the A38 providing access to both Derby and Lichfield, this spacious apartment offers a superb opportunity to acquire a modern home in a sought-after location.

All viewings are strictly by appointment only through Nicholas Humphreys Estate Agents.

Leasehold
The leasehold started in 2005 with approximately 103 remaining.
The ground rent is £125 per year
Service charge for 2026: £1456 subject to change and annual review.

Property construction: Standard
Parking: Space within shared parking area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric room 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









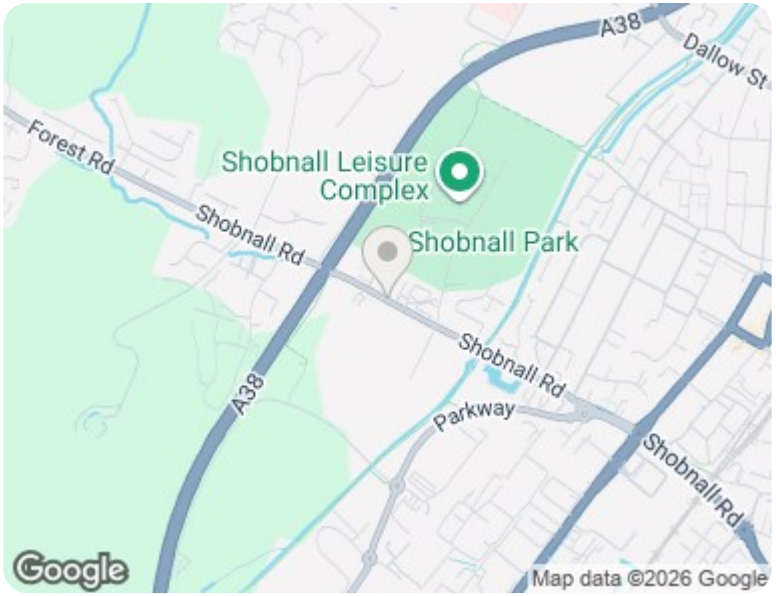

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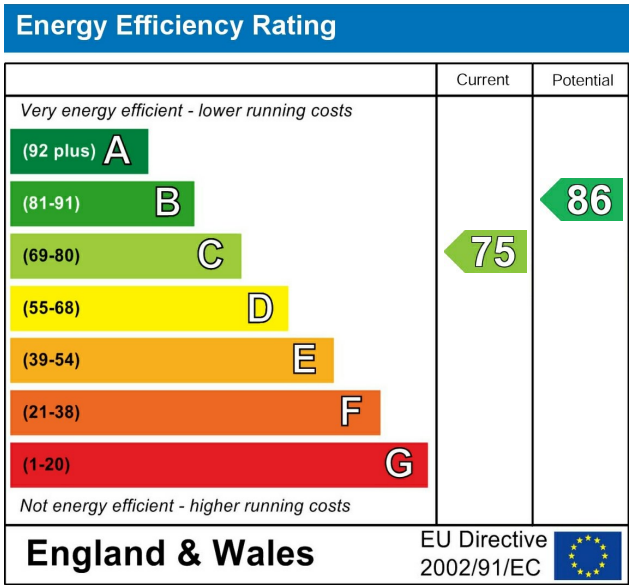

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Ground Floor



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.





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