



Offered for sale this superb two bedroom coach house apartment ideal for the first time buyer or investor. The property is located close to local shops and amenities and within walking distance to Burton Queens hospital and the town centre. The property comprises of, Ground floor hallway leading to first floor landing, an open plan lounge diner on the front aspect, fitted kitchen with built-in oven and hob. There are two generous bedrooms and fitted bathroom offering a three piece white bathroom suite. outside is a single garage positioned below the lounge area of the apartment.

As an investment rent of £695 pcm can be obtained.



## The Accommodation

### Entrance Hallway

Having a uPVC double glazed door overlooking the front elevation of the property. Staircase giving access to the first floor.

### Landing

With window and two useful storage cupboards

### Lounge Diner

17'6 x 10'0

Having two uPVC double glazed windows overlooking the front elevation of the property. Electric heating. Opening giving access to the fitted kitchen.

### Kitchen

13'9 x 7'3

Having a range of modern wall and base units, integrated oven, hob and extractor. uPVC double glazed window overlooking the rear elevation of the property. Electric heating and tiles to the floor.

### Bedroom One

11'1 x 10'5

Having a uPVC double glazed window overlooking the front elevation of the property, electric heating and carpet to the floor.

### Bedroom Two

11'1 x 10'2 max

Having a uPVC double glazed window overlooking the front elevation of the property, electric heating and carpet to the floor.

### Bathroom

6'8 x 6'4

Having a uPVC double glazed window overlooking the rear elevation of the property. Fully fitted three piece family bathroom suite with shower over the bath. Electric towel rail and tiles to the floor.

### Additional & Garage

The property benefits from having electric heating, uPVC double glazing. Garage giving off road parking located beneath the living accommodation.

### Leasehold

The vendor has provided the following information: the home is leasehold, the annual charge is £107.96, there is no ground rent payable. The lease start date is 01/01/2013 to 31/12/2166.

This information is to be verified by an acting solicitor or conveyance before exchange of contracts to satisfy enquires before completion. All the information is subject to change and review.

Draft details awaiting vendor approval

Property construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Room Heaters

Council Tax Band: B

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

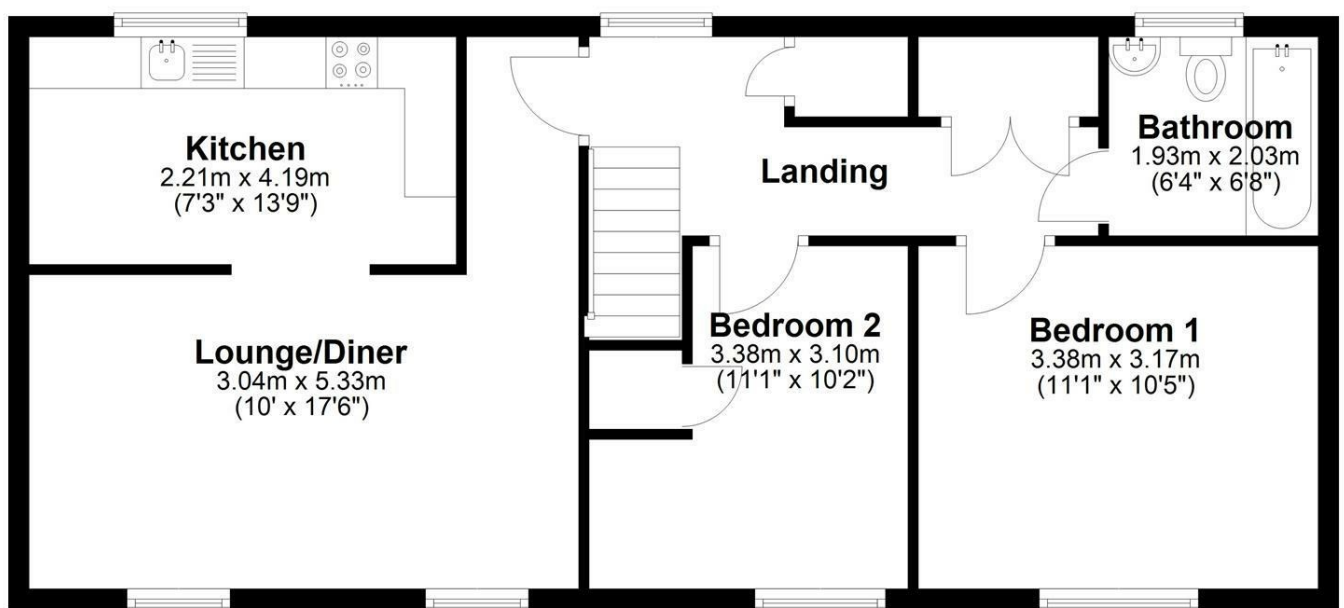
Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)



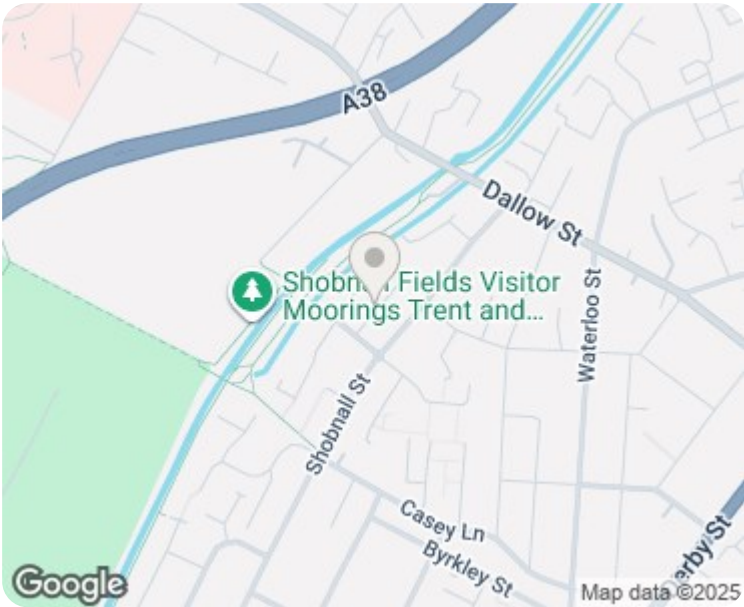
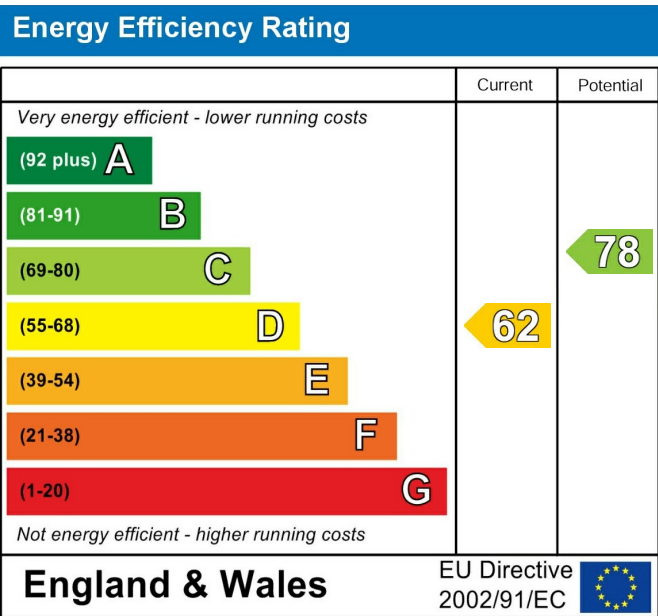


## Ground Floor



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

**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>