Nicholas Humphreys

YOUR property. **OUR** business.

Brunt Lane, Woodville, Swadlincote, DE11 7EW

Asking Price £90,500

** Landlords Only - Currently Let at £575pcm **

A First Floor Apartment offering an ideal investment opportunity, with gas central heating and uPVC double glazing, the home is being sold with a tenant in occupation.

The accommodation has its own private front entrance door to the hallway with stairs rising to the open plan lounge diner with Juliette balcony doors, open access to a modern fitted kitchen with built -in appliances. There is a master double bedroom with built-in wardrobes and modern fitted bathroom with a three piece white bathroom suite. Outside is a rear allocated parking space. All viewings by appointment only.

The Accommodation

Ground Floor Hallway

With double glazed entrance door to the hallway with fuse board and stairs rising to the first floor living area.

Lounge Diner

3.84m max x 3.33m max (12'7 max x 10'11 max)

An open plan lounge diner with uPVC double glazed window and Juliette balcony doors, radiator and open access to the fitted kitchen area.

Fitted Kitchen

2.57m max x 2.18m max (8'5 max x 7'2 max)

With a uPVC double glazed window a selection of fitted maple effect wall and base cabinets, roll edged work surfaces, inset stainless steel sink with mixer tap, electric oven, gas hob with stainless steel canopy over and ceramic tiled floor.

Main Bedroom

3.38m x 2.87m (11'1 x 9'5)

With a uPVC window to the rear aspect, radiator, and a built-in double wardrobe.

Bathroom

2.26m x 1.80m (7'5 x 5'11)

With a uPVC opaque double glazed window, white suite bathroom suite with shower over bath.

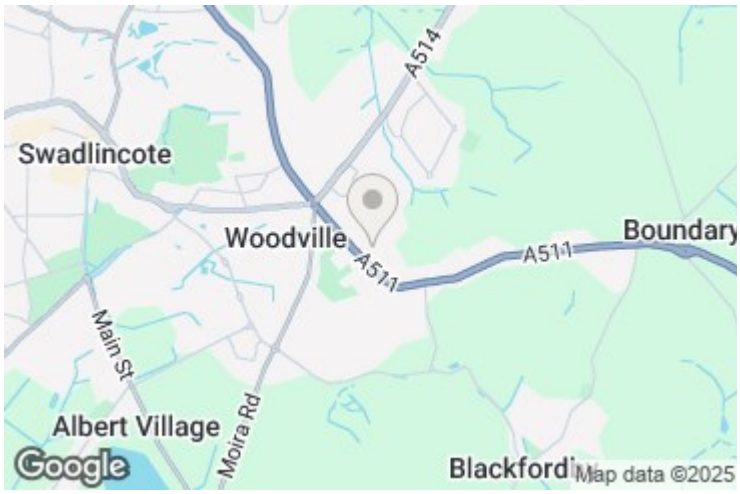
Outside

Allocated parking space to the rear.

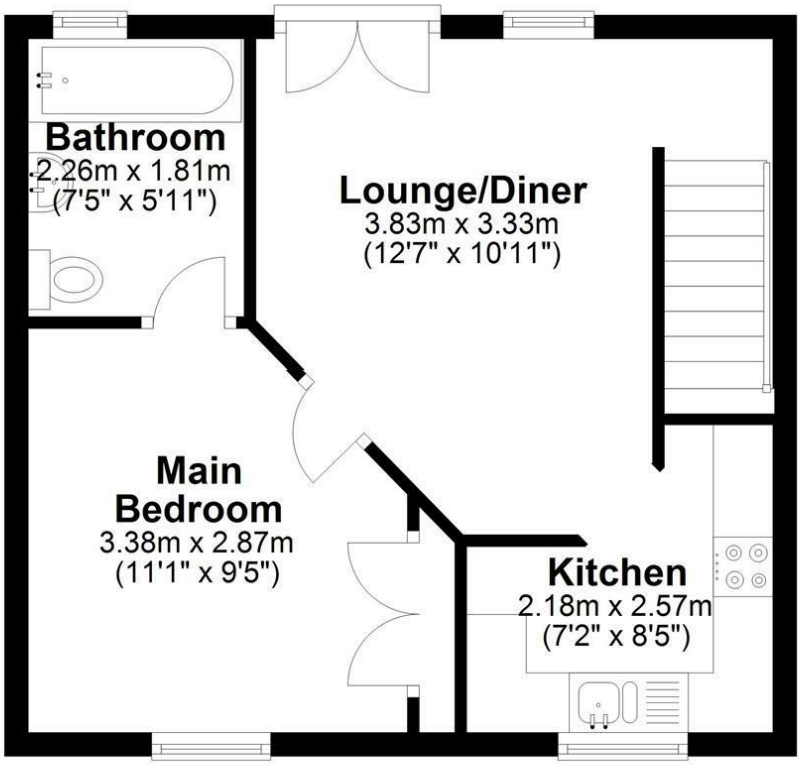
Leasehold

The Lease expires 1 July 2130. The current ground rent combined service charge is £650, information supplied by the vendor and will need to be verified at the point of sale by your own solicitor

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
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: South Derbyshire Council
Useful Websites: www.gov.uk/government/organisations/environment-agency


A514
Swadlincote
Woodville
A511
A511
Boundary
Main St
Moira Rd
Albert Village
Blackfordby
Google
Map data ©2025

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 A

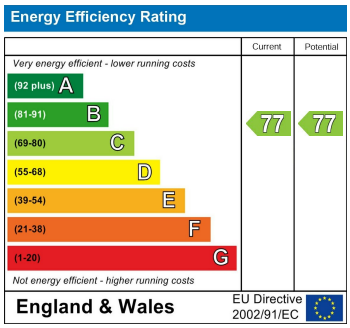
Leasehold

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.

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.



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