



## Caxton Court, Burton-On-Trent, DE14 3SH

**£85,000**

**\*\* Spacious Ground Floor Apartment \*\* Modern Interior Accommodation \*\* Ideal First Or Investment Purchase \*\***

Spacious executive modern ground floor apartment situated within a rear block being shielded from the main road. The property benefits from uPVC double glazing and gas central heating. The accommodation extends to 46 sqm and briefly comprises; reception hall, open plan living dining room with ample space for table and chairs along with soft furnishings, an open plan kitchen area, double bedroom and a modern bathroom. T

To the outside there is an allocated parking space, in sight of the bedroom window, and communal rear garden. An ideal purchaser for either the first time buyer or investor offering an attractive rental yield should it be desired. OFFERED FOR SALE WITH NO UPWARD CHAIN, VIEW BY APPOINTMENT.

## The Accommodation

### Communal Entrance

Approached via security front door with intercom to apartment.

### Private Hallway

Approached via front door with, storage cupboard, radiator, intercom telephone, doors to:

### Lounge Diner

4.78m max x 4.42m (15'8 max x 14'6)

An open space with double glazed windows to front and side, hard flooring, radiator, t.v aerial point, power points, storage cupboard and open plan with the kitchen.

### Kitchen

2.36m x 2.08m (7'9 x 6'10)

Offering a modern range of wall, base and drawer units with roll top work surfaces, tiled splash backs, sink and drainer unit with mixer tap over, Built-in oven and gas hob, gas fired combination boiler supplying the heating and hot water system, washing machine space & fridge/ freezer space.

### Bedroom

3.71m x 2.92m max (12'2 x 9'7 max)

Having double glazed window to front, radiator and fitted carpet.

### Bathroom

2.06m x 1.91m (6'9 x 6'3)

Modern white suite comprising panelled bath with mixer attachment over, pedestal wash hand basin and low level w.c. Fully tiled walls, extractor fan and radiator.

### Outside

The property has an allocated parking space and there are communal gardens.

### Leasehold

The ground rent payable for 2024 is £150

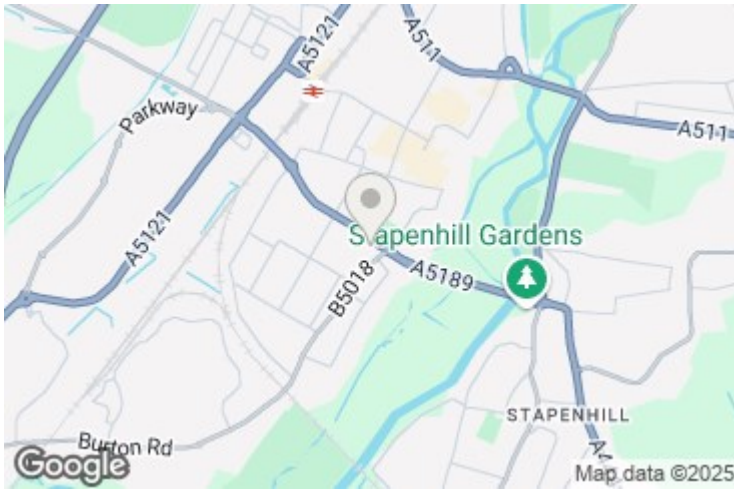
The service charge per year dated 2024 was £1156.00

All the above subject to change and annual review.

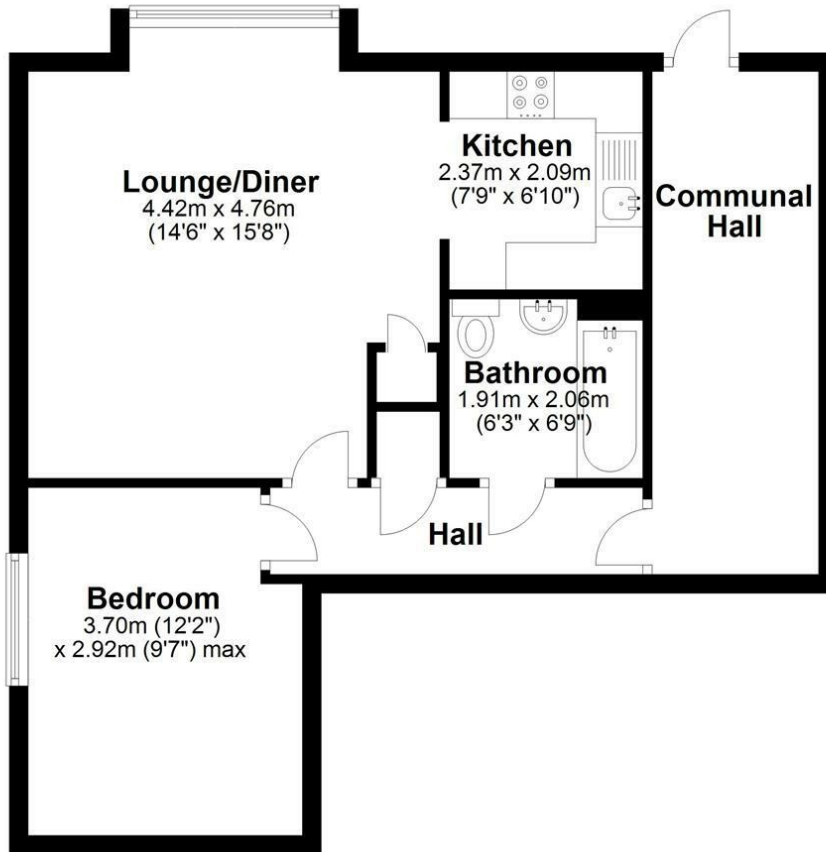
The lease was 125 years from 01/01/2129 (104 years remaining approximately)

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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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