

Pavilion Grove, Burton-On-Trent, DE14 2NY

Nicholas Humphreys

Asking Price £105,000

IDEAL INVESTMENT OPPORTUNITY – TENANT IN OCCUPATION £675 pcm – TWO-BEDROOM GROUND-FLOOR APARTMENT WITH PRIVATE REAR GARDEN AND ALLOCATED PARKING.

Offered for sale is this spacious ground-floor apartment situated within Pavilion Grove, providing an excellent opportunity for the buy-to-let investor £675 PCM.

The accommodation benefits from gas central heating and double glazing and comprises a welcoming entrance hallway with useful storage cupboards, a spacious open-plan lounge diner with fitted kitchen, two generously proportioned bedrooms, both with built-in wardrobes, and a modern three-piece bathroom. A particular feature is the enclosed private rear garden, accessed directly from the master bedroom via French patio doors, together with an allocated parking space within the communal car park. Offered for sale with a tenant in occupation. Viewings strictly by appointment only.





Accommodation
An excellent investment opportunity to acquire this well-presented, two-bedroom ground-floor apartment, currently offered for sale with a tenant in occupation. A particular and somewhat unique feature of this apartment is the benefit of its own enclosed rear garden, together with allocated off-road parking. The property offers generously proportioned accommodation, including an open-plan lounge diner, fitted kitchen, two bedrooms with built-in wardrobes and a modern bathroom, complemented by gas central heating and double glazing.

Ground Floor Accommodation

The property is approached via a communal entrance hallway, with a private entrance door opening into a welcoming reception hallway. The hallway provides access to the principal rooms and benefits from two useful built-in storage cupboards, one ideally suited for coats and general household storage, whilst the second houses the gas-fired combination boiler supplying the domestic hot water and central heating system.
Positioned to the front aspect of the apartment is the spacious open-plan lounge diner, providing a comfortable and versatile reception area with ample space for both lounge furniture and a dining table and chairs. The room benefits from laminate flooring and a double-glazed window overlooking the front aspect, allowing natural light to fill the accommodation. Open-plan access leads through to the adjoining fitted kitchen.

The kitchen incorporates a selection of fitted base cupboards and drawers with complementary eye-level wall units, together with preparation work surfaces incorporating a single-drainer sink unit. Integrated appliances include a built-in oven with a four-ring gas hob and extractor hood above, whilst additional freestanding plumbing and appliance space is provided for a washing machine. The open-plan arrangement creates a practical and sociable living environment.

The apartment offers two generously proportioned bedrooms, both positioned towards the rear of the property and enjoying pleasant aspects over the enclosed garden. The master bedroom is a particularly attractive room, benefiting from a built-in double wardrobe and double-glazed French patio doors opening directly onto the rear garden, providing a delightful connection between the internal accommodation and outdoor space.
The second bedroom is also well proportioned and incorporates a built-in wardrobe, together with a double-glazed window overlooking the rear garden, making it suitable for use as a further double bedroom, guest accommodation or home office.

Centrally positioned within the apartment is the bathroom, fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with a glazed shower screen and thermostatic shower above. Complementary tiling to the walls completes the accommodation.

Outside
A particular feature of this ground-floor apartment is the benefit of its own enclosed rear garden, a relatively unusual and highly desirable addition to apartment living. The garden incorporates a paved patio area, providing an ideal space for outdoor seating and relaxation, enclosed by fenced boundaries for privacy. A gated access provides a right of way leading around to the front of the building.

To the front of the development is a communal car parking area, within which the apartment benefits from its own dedicated allocated parking space.
Investment Opportunity

The property is offered for sale as an investment opportunity, with a tenant currently in occupation, making it particularly appealing to landlords seeking to expand an existing property portfolio. The combination of two generously proportioned bedrooms, gas central heating, allocated parking and the unusual benefit of a private rear garden adds to the property's appeal within the rental market. All internal viewings are strictly by appointment only.

Leasehold
Lease end date 08/12/2131 approximately 105 year remaining. fees to be confirmed.
Ground rent £10
Service Charge Annually £1305 per year with annual review.

Property construction: Standard
Parking: Shared area allocated space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
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













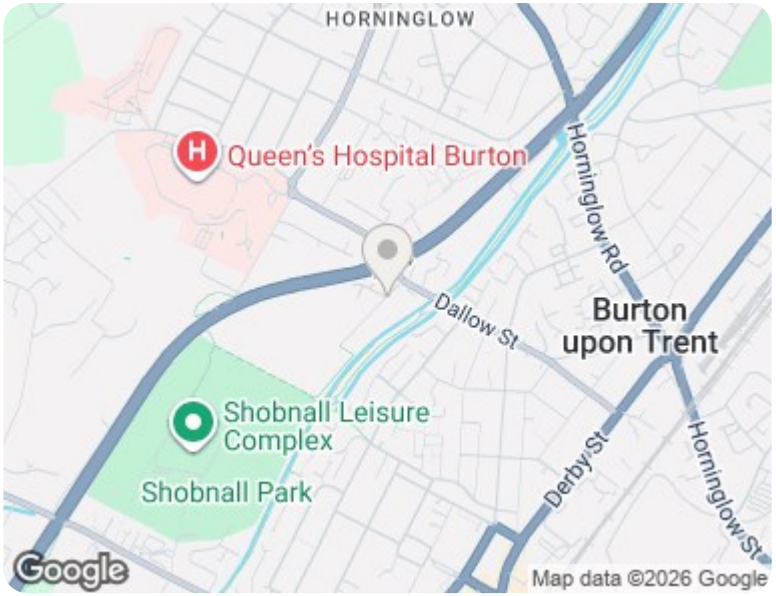

Digital Game

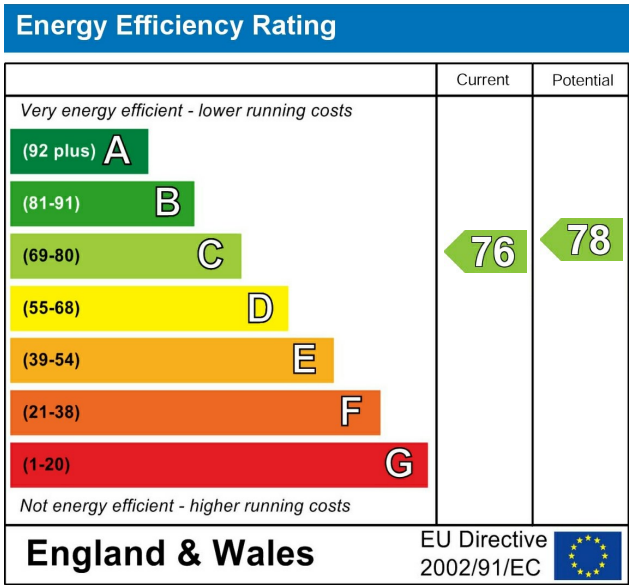


Ground Floor



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 B 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