



**** Garage & Driveway ** 1st Floor Flat ** Landlord Only Investment ** Rented at £600 PCM (increasing to £695 in April) ****

Accessed via a secure communal entrance with communal hallway and stairs to the first-floor apartment. Upon entry, the hallway features a built-in storage cupboard, intercom phone, and a walk-in cupboard housing the gas central heating boiler.

The spacious lounge to the front boasts UPVC double-glazed windows and a Juliet-style balcony, opening into a modern fitted kitchen equipped with base and wall units, built-in oven, four-ring gas hob with extractor, fridge-freezer space, and plumbing for a washing machine.

The rear-facing master bedroom includes Juliet balcony door and an en-suite shower room with WC, pedestal basin, walk-in shower enclosure, and UPVC window. The second double bedroom faces the front with ample natural light. A separate family bathroom offers a white suite with complimentary tiling.

The property benefits from UPVC double glazing, gas central heating, parking in front of the single garage below a coach house, and visitor parking. Conveniently located near Burton Town Centre and the A38, making it ideal for investors. Viewings strictly by appointment.

The Accommodation

Communal Access Door

Hallway

Lounge Diner
13'5 x 12'8

Kitchen
10'1 x 7'11

Master Bedroom
10'3 x 10'1

En suite

Bedroom Two
11'8 x 8'0

Fitted Bathroom

Garage & Parking Space

Leasehold

Leasehold property subject to charges with an annual review and subject to change.

Annual service Charge for 2025 £1435 Reviewed annually and subject to change

Ground Rent £181

Additional charges for 2025 Admin fee and legal £180 combined.

Lease start date 25/11/2010 and the end date 04/03/2255 Approx 228 years remain

Property construction: Standard

Parking: Shared Parking Area and space Infront of single garage.

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:

Mobile signal/coverage: See Ofcom link

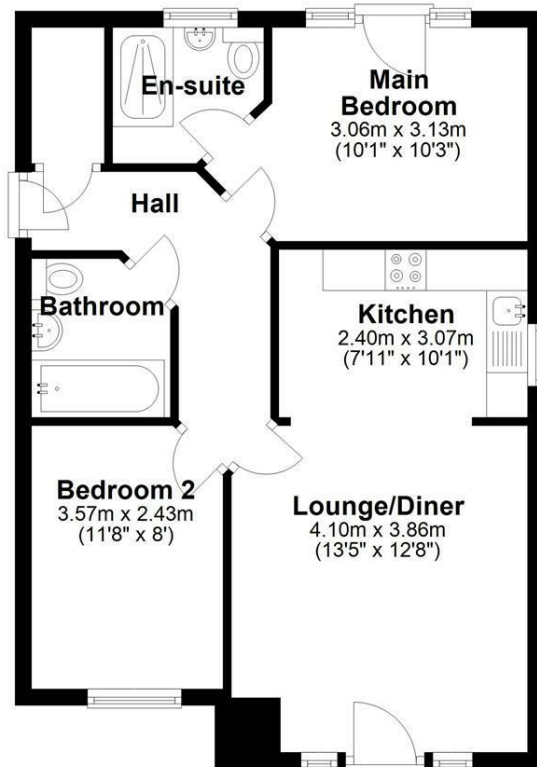
Useful Websites:

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.






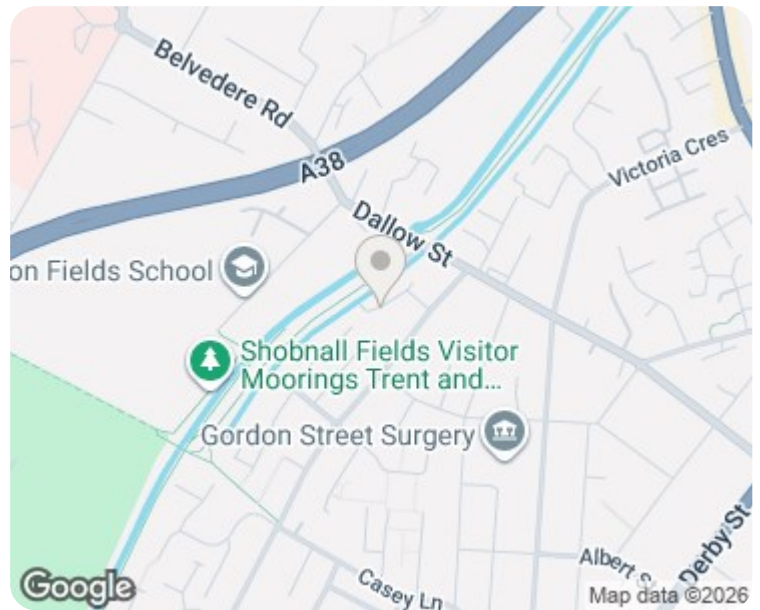
Ground Floor



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	



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>

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