



## Anglesey Road, Burton-On-Trent, DE14 3PP

### Asking Price £110,000

**\*\* LANDLORDS ONLY, INVESTMENT OPPORTUNITY \*\* RENTED @ £650 PCM (INCREASING TO £700 PCM FROM OCTOBER) \*\***

A delightful second floor two bedroom, top floor apartment with allocated parking and single garage.

The property benefits from full gas central heating and double glazing, and is ideally located for access to and from the A38, and within walking distance to Burton Upon Trent Town Centre. Currently tenanted at £650 pcm (and increasing to £700pcm from October) this is an ideal investment opportunity

The home provides a communal stair case to the second floor apartment, with access door into the private entrance hallway with a useful storage cupboard and window to the front aspect. The open plan lounge diner has a large arch shape window incorporating Juliet balcony doors, and open plan access to the modern fitted kitchen with a range of modern wall and base units with integrated oven, gas hob with an extractor fan above, further freestanding appliance spaces and concealed gas central heating boiler.

The fitted bathroom comprises, low level w/c, wash hand basin and bath with shower mixer tap. The double master bedroom has a window to the side aspect, with en-suite shower room offering Wc, hand wash basin and shower enclosure. The second double bedroom is positioned on the front aspect of the building. Outside are well kept landscaped surroundings with off road parking giving one allocated parking space for this apartment, leading to the single garage at the rear of the block. View By Appointment Only.

## The Accommodation

### Hallway

### Lounge Diner

5.82m max x 3.94m (19'1 max x 12'11)



### Kitchen

2.54m x 2.01m (8'4 x 6'7)



## Bedroom One

4.52m x 2.64m (14'10 x 8'8)



## En-suite Shower Room



## Bedroom Two

4.24m x 2.08m (13'11 x 6'10)

## Bathroom

2.62m x 1.96m (8'7 x 6'5)

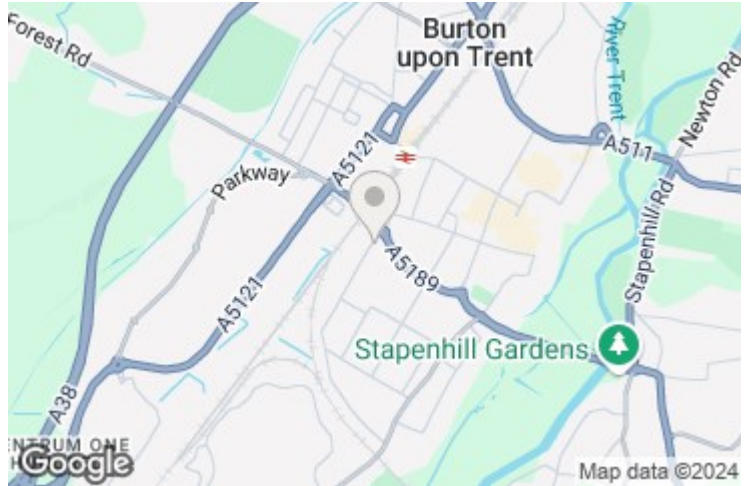


## Leasehold



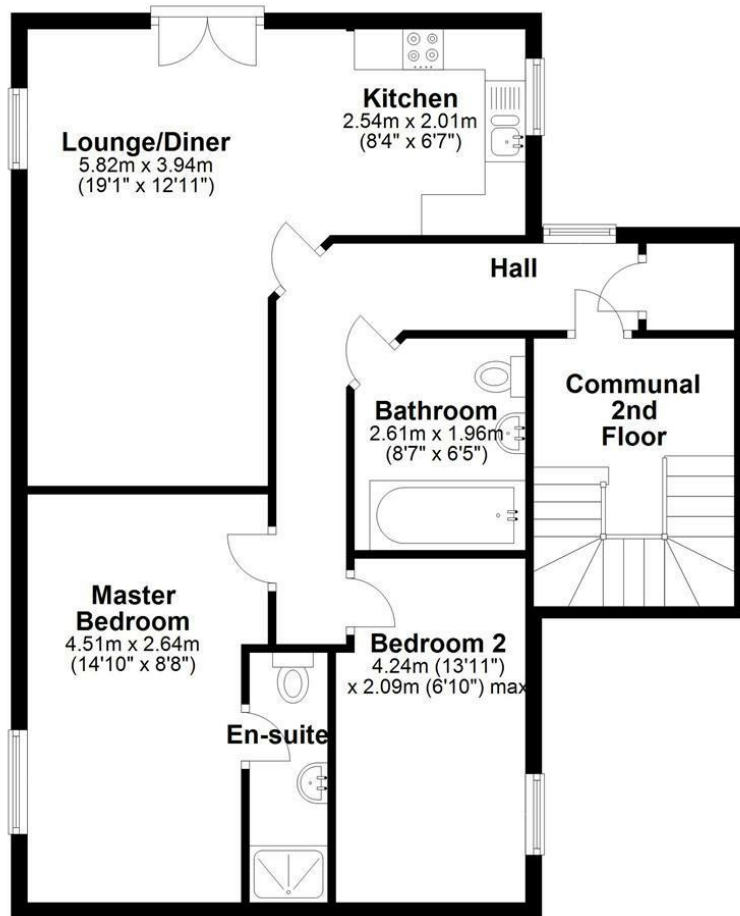
At the time of writing this, there are 105 years remaining on the lease. ground rent £150. Service charge £1809.70 reviewed annually.

## Driveway & Garage



Draft details awaiting vendor approval and subject to change.  
The property is currently tenanted, paying £650 pcm, and sold as an ongoing investment opportunity.

## 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.

**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.

**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. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	78
	EU Directive 2002/91/EC	

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