



Caroline Court, Burton-On-Trent, DE14 3NZ

Asking Price £110,000

**** Landlords Only ** A First Floor Apartment ** Tenanted at £500 pcm ****

The property is accessed via a secure intercom entry system to the communal stair way, rising to this first floor apartment. The home is double glazed and gas centrally heated throughout and provides a welcoming entrance hallway, and open plan living accommodation with lounge and kitchen diner with fitted appliances.

There are two generous double bedrooms across the rear and side elevations and a fitted bathroom. Outside is an allocated parking space located at the rear of the block The property is Leasehold, and tenanted, being sold as an ongoing buy to let for investors with the tenant remaining in occupation.

The Accommodation

A First Floor apartment in the heart of Burton. An ideal Investment with rental income of £500pcm currently being obtained, last reviewed June 2022.

The property is accessed via a secure intercom entry system to the communal stair way, rising to this first floor apartment. The home is double glazed and gas centrally heated throughout and provides a welcoming entrance hallway with built-in deep storage cupboard. The open plan living accommodation has the lounge diner area with windows across the front elevation, flooding the room with natural light.

The fitted kitchen area has a selection of base and eye level wall units, built-in oven and gas hob with extractor hood above, freestanding appliance space for fridge freezer and washing machine. The kitchen has space for a small dining table and chairs, with a window to the front and side aspects and a wall mounted gas central heating boiler.

There are two generous double bedrooms across the rear and side elevations and a central fitted bathroom, offering bath with shower over, WC and hand wash basin and airing cupboard. Outside is an allocated parking space.

Communal Hallway

On the ground floor with a secure intercom linked entrance door to the communal stairs leading up to this first floor apartment.

Hallway

Lounge Diner

4.70m max x 4.52m max (15'5 max x 14'10 max)



Kitchen Area

3.05m x 2.95m (10'0 x 9'8)



Bedroom One

4.01m x 3.18m (13'2 x 10'5)



Bedroom Two

3.05m x 2.18m (10'0 x 7'2)

Bathroom

2.69m x 1.96m (8'10 x 6'5)



Driveway Allocated To Rear.



Leasehold

This property is leasehold. 125 year lease starting from 1st March 2005 (107 years remaining)

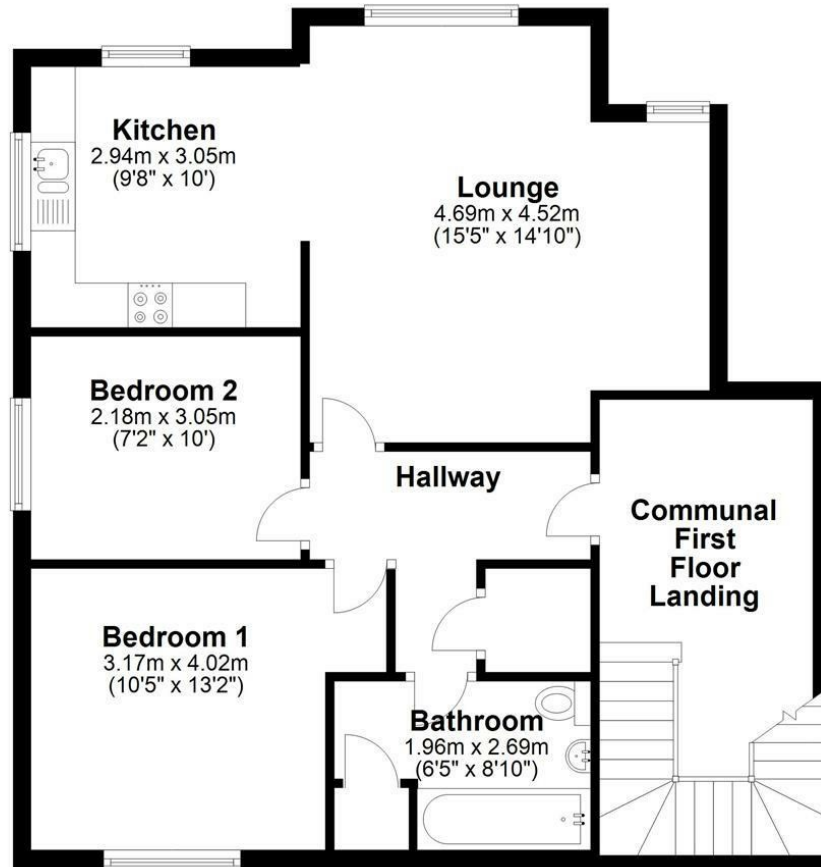
Current Ground Rent £150 annual charge.

Service Charge £1207.92 annual charge. All subject to change and annual review.

Draft details awaiting vendor approval subject to change.



Ground Floor



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, 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. Main's water, gas and electricity are understood to be available to the property but 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

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