



Birkdale Avenue, Branston, Burton-On-Trent, DE14 3HN

Nicholas
Humphreys

£85,000

Located in Branston within the desirable Golf Course Fairways development an Ideal first purchase or buy to let. This ground floor apartment's accommodation briefly comprises of a communal entrance hall, lounge on the front aspect of the building, fitted kitchen, good sized double bedroom with built in wardrobe and a fitted bathroom.

Outside there is allocated parking areas together with communal lawn garden. The interior is uPVC double glazed and has electric heaters. NO UPWARD CHAIN.



The Accommodation

Situated within a modern apartment block in the heart of Branston, and conveniently positioned close to Branston Golf & Country Club, this ground-floor apartment offers comfortable and practical accommodation, ideal for first- or second-time buyers.

The apartment is accessed via a communal entrance door with secure intercom system, with a private entrance door opening directly into the lounge. The lounge enjoys laminate flooring, a UPVC double-glazed window to the front elevation, a built-in cupboard housing the hot water immersion heater, and a wall-mounted electric storage heater.

Leading off the lounge is the fitted kitchen, which offers a stainless steel single drainer sink unit with preparation work surfaces, built-in oven with electric hob, space for a fridge freezer and washing machine, along with an electric heater and UPVC double-glazed window.

The main double bedroom is positioned on the front aspect of the apartment and benefits from a built-in wardrobe, electric heater and UPVC double-glazed window. The bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panel bath with electric shower over, complemented by tiled walls.

Externally, the property benefits from an allocated parking space within the shared parking area.

The apartment is ideally located within the heart of Branston, offering easy access to local amenities, Burton-on-Trent town centre and the A38 commuter route. All viewings are strictly by appointment only.

Lounge

3.63m x 3.48m (11'11 x 11'5)

Kitchen

3.30m x 1.75m (10'10 x 5'9)

Bedroom

3.23m max x 2.90m max (10'7 max x 9'6 max)

Bathroom

Communal Parking

Leasehold

The apartment is leasehold with a start date 23/03/1995 to 01/01/2994 with approximately 968 years remaining, The combined service charge and ground rent for 2025 - 2026 is around £150 pcm, subject to annual review. Information supplied by the vendor and your legal conveyance solicitor is to confirm these figure during the purchase process before exchange of contracts.

Property construction: Standard

Parking: Communal Parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Wall Heaters

Council Tax Band: A

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.

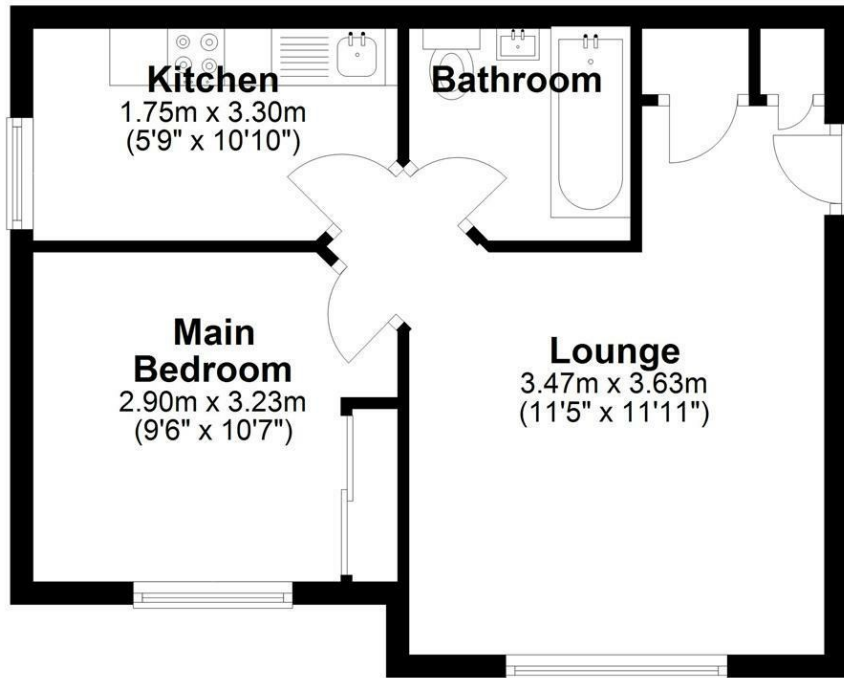
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

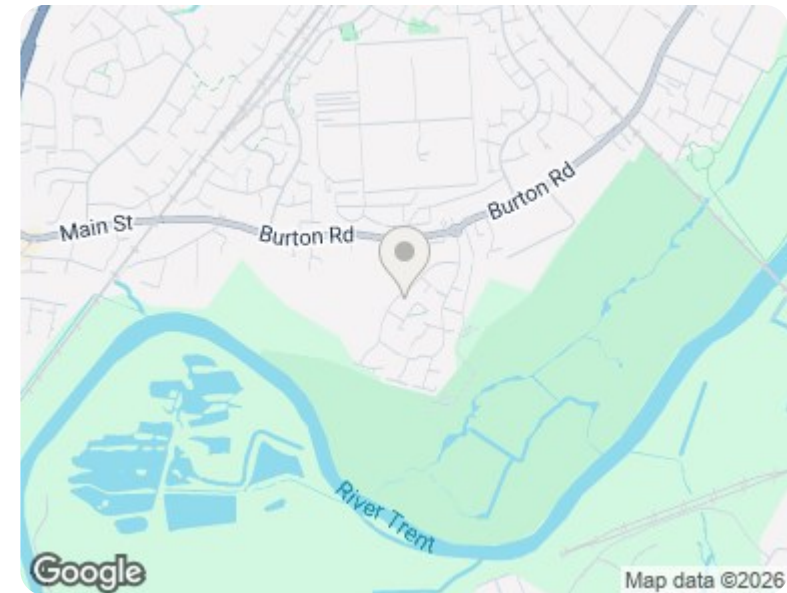




Ground Floor



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		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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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. 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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