



**** STUNNING TWO BEDROOM SECOND FLOOR APARTMENT ** LANDLORDS ONLY ** RENTED @ £750 PCM ****

There is a communal entrance hall on the ground floor with staircase to the second floor of the apartment block, where an entrance door leads into the hallway, which has a storage cupboard and access in to the loft space.

This second floor apartment offers an abundance of accommodation which briefly comprises of: entrance hallway, open plan living lounge diner, modern fitted dining kitchen with built in appliances, two good sized bedrooms and fitted bathroom.

The lounge diner is an interesting shape providing a versatile space with triple aspect windows. The breakfast kitchen has a modern range of wall and base units. with roll edge work surfaces and an inset four ring gas hob with extractor over and tiled splashback, and built in electric oven under. There are spaces for the dishwasher, washer dryer and a cupboard housing the modern recently fitted combi boiler.

The property benefits from uPVC double glazing and gas central heating throughout and is within commutable distance to the A38 linking major road networks, and is within a short distance of Burton town centre. An ideal purchase for the investor with tenant ion occupation paying £750 pcm. Viewing strictly by appointment only.

01283 528020
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THE ACCOMMODATION

Hallway - Entrance door leads into the hallway, which has a storage cupboard and access in to the loft space.

Lounge Area - 4.27m approx x 4.70m approx (14'0 approx x 15'5 ap - With this room being on the angle the measurements are taken at average points. The lounge diner is an interesting shape providing a versatile space with triple aspect windows and laminate flooring continuing through to the dining room.

Dining Area - 2.41m x 2.13m (7'11 x 7'0) -

Kitchen Diner - 3.12m x 2.64m (10'3 x 8'8) - The kitchen diner has a modern range of wall and base units with roll edge work surfaces and an inset four ring gas hob with extractor over and tiled splashback, built in electric oven under. There is space for dishwasher and washer dryer, and a cupboard housing the gas fired combi boiler. uPVC double glazed window to the rear elevation.

Master Bedroom - 4.19m x 3.56m (13'9 x 11'8) - The master bedroom has built in wardrobes , uPVC double glazed window to the front elevation.

Bedroom Two - 3.05m x 2.67m (10'0 x 8'9) - Having a uPVC double glazed window to the front elevation.

Bathroom - 2.92m x 2.13m (9'7 x 7'0) - Fitted with a three piece white bathroom suite comprising low level WC, hand wash basin, panelled bath with shower over, glass shower screen, extractor fan, heated towel rail and built in storage cupboard.

Outside - The Property has an allocated parking space with shared visitor space.

LEASEHOLD

The apartment is Leasehold. Ground rent £171 per year subject to change and increase. Service charge £1600 per annum includes building insurance. Subject to change and increase. 150 Year Lease starting from Jan 2004.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Allocated Space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

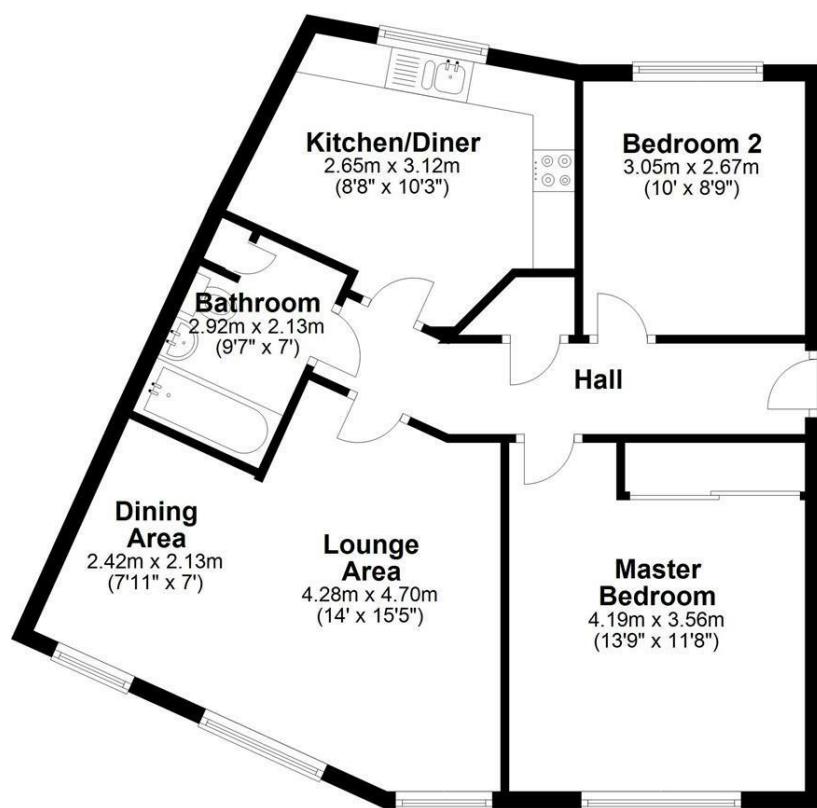
Useful Websites:

www.gov.uk/government/organisations/environment-agency





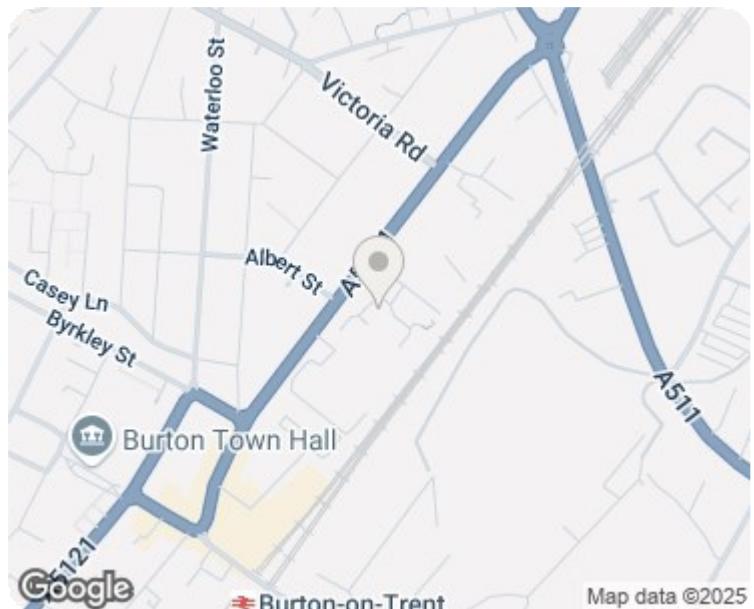
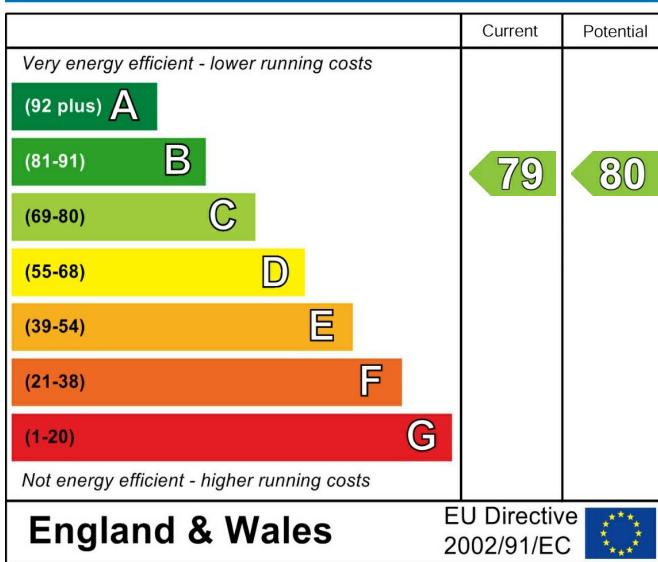
Ground Floor



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.

Energy Efficiency Rating



Council Tax Band A 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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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN