



**** Ideal Investment or First Buy *** First Floor With Balcony ****

A first floor apartment with patio area located in the heart of Burton, the home has a communal hallway with private entrance door with secure communication entry phone system. The home has a hallway, and open plan living area incorporating the modern fitted kitchen and lounge.

The fitted kitchen has a selection of fitted units with built-in oven and hob with extractor fan, freestanding appliance spaces for washing machine and fridge freezer. The Lounge has patio door leading onto the balcony on the rear of the block overlooking the allocated parking space.

There is a master double bedroom opposite a modern fitted bathroom with three piece white bathroom suite with shower above the bath with complimentary wall tiling. The home is uPVC double glazed and has wall electric heaters. Outside the apartment has an allocated parking space alongside guest visitor parking to the rear of the block. Council Tax Band A.

THE ACCOMODATION

COMMUNAL ENTRANCE

HALLWAY

OPEN LIVING & KITCHEN

18'4" x 9'11"

BALCONY

KITCHEN AREA

BEDROOM

12'9" x 8'10"

BATHROOM

PARKING SPACE

The apartment's balcony overlooks the car parking space for the property.

LEASEHOLD

The property is leasehold with a lease FROM 19/12/2012 until the year 2167. Ground rent £150 per annum. The service charge is reviewed every year and currently for 2025 is £1,431.72 per annum subject to change.

Property construction: Standard

Parking: Allocated parking in share area.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

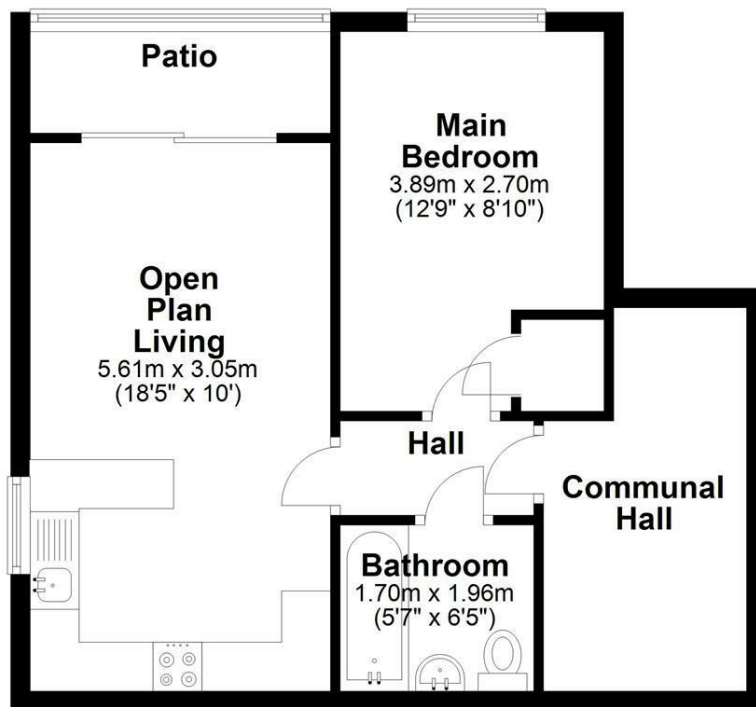
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

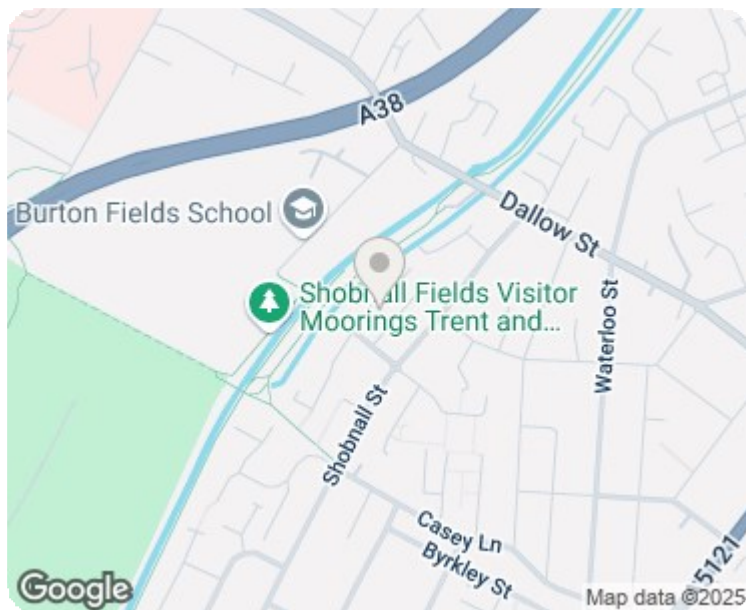


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales	EU Directive 2002/91/EC	



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, Branstons 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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