



Hendeley Court, Burton-upon-Trent, is a modern first-floor apartment situated in a sought-after residential location, making it an ideal purchase for first-time buyers or investors. Positioned on the edge of Burton-on-Trent, this well-presented home offers convenience, comfort, and practicality.



## The Accommodation

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Accessed via a secure communal entrance, the apartment is reached by communal stairs leading to the first-floor landing. Upon entering through the private entrance door, you are welcomed into a spacious hallway featuring wall-mounted electric heater, a secure intercom phone, laminate flooring, and an airing cupboard housing the hot water cylinder.

The open-plan living and dining area is bright and inviting, boasting UPVC double-glazed French Juliet balcony doors to the front, an additional side window, wall-mounted electric heaters, and a storage cupboard housing the fuse board. The adjoining kitchen is well-equipped with fitted base and wall units, an integrated oven with a four-ring electric hob and extractor fan, and space for a freestanding fridge, freezer, and washing machine. A UPVC double-glazed window to the side allows for natural light.

The apartment offers two bedrooms, with the master double bedroom featuring a built-in double wardrobe and front-facing windows. The modern bathroom is fitted with a three-piece white suite, including a WC, hand wash basin, and panel bath with an overhead shower, complemented by wall tiling, a fitted shower screen, a shaver point, and an electric wall heater.

Externally, the property benefits from an allocated parking space, along with additional shared guest visitor parking. Offered for sale with no upward chain and immediate vacant possession, this home presents an excellent opportunity with potential rental income of £650 pcm for the investor. All viewings are by appointment only.

### Hallway

### Open Plan Lounge Diner

16'0 max x 16'2 max

### Kitchen

7'7 x 7'7 max

### Bedroom One

10'0 x 9'0

### Bedroom Two

7'3 x 6'6

### Bathroom

7'3 x 5'8

### Leasehold Property

The Lease end date is 10/04/2131 therefore at the time of writing this approximately 105 years remaining. Lease start date 01/01/2005

Ground Rent £125 per year

Service Charge £1427.12 per year as of 2025

All the above is subject to annual review and change.

Property construction: Standard

Parking: Allocated space within shared parking area.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Wall Heaters

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](http://www.gov.uk/government/organisations/environment-agency)

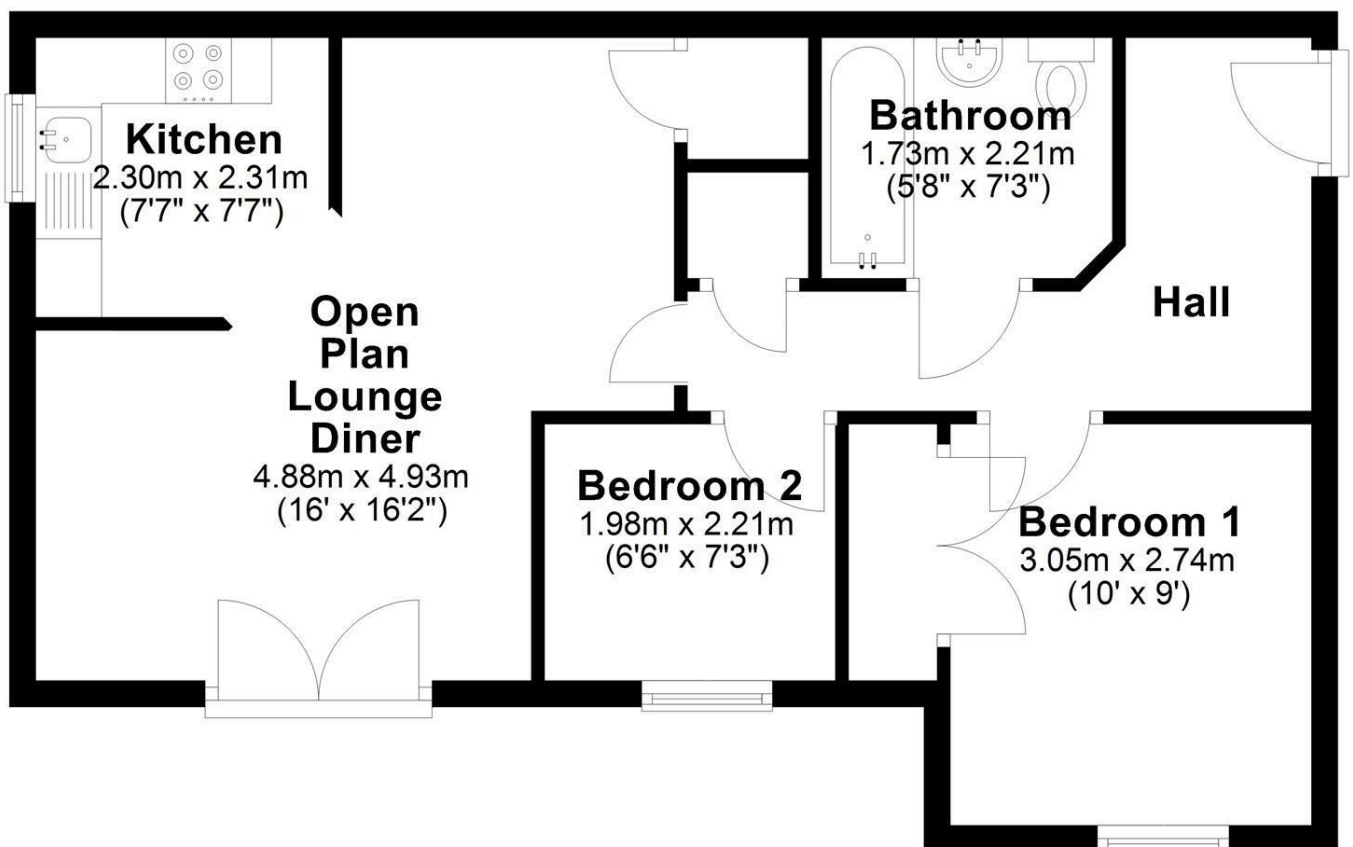
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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






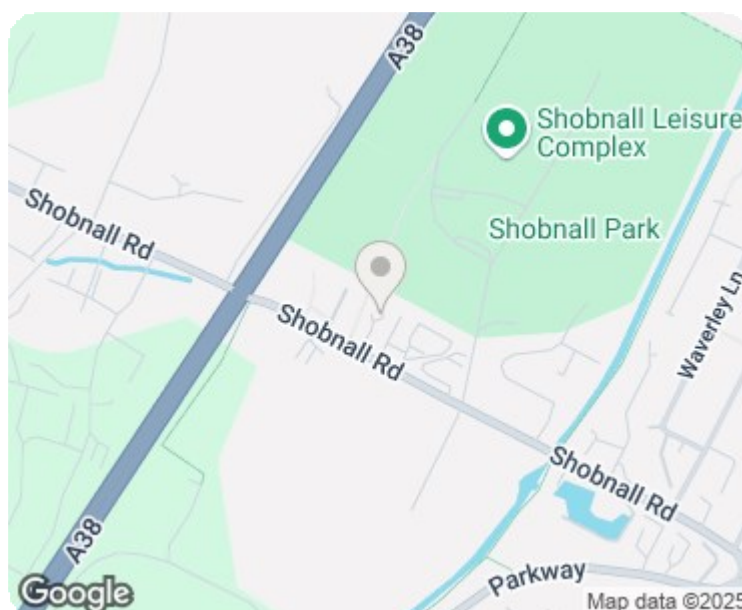
## Ground Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</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>	EU Directive 2002/91/EC	



## 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.

**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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