

Alexandra Road

Burton-on-Trent, DE15 0JF

John
German



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£100,000

Offered for sale with NO ONWARD CHAIN is this spacious ground floor apartment on a popular residential road having plenty of living accommodation throughout. A BRILLIANT opportunity for investors and those looking to renovate their next home.

Nestled in a sought-after residential area, this property boasts convenient access to a variety of local amenities, including charming cafés, shops, and well-regarded schools. Excellent transport links via the A511 provide seamless connections to Burton-on-Trent and beyond, making commuting effortless. For those who enjoy the outdoors, the nearby countryside offers picturesque walking trails and leisure activities.

Offering a fantastic opportunity for buyers seeking a renovation project, this spacious apartment is in need of modernisation throughout. Positioned in a desirable location in Burton-on-Trent, it presents great potential to create a stylish and contemporary living space tailored to your taste. With generous proportions and a prime setting, this property is ideal for those looking to invest, refurbish, or make a home their own.

Located on the ground floor, the hallway opens up to all of the living accommodation. The property boasts a spacious living room to the rear of the property, which overlooks the communal garden. The property also features an L shaped kitchen with base units and worktops above, stainless steel sink/drain, space and plumbing for washing machine along with space for a cooker.

Featuring two separate bedrooms, the home enjoys a double sized bedroom which can comfortably fit a double bed and ample bedroom furniture, alongside a single sized bedroom. To finish, there is a family bathroom which includes a bath with mixer taps, wash hand basin and WC.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced 6 April 1964 for 189 years.

Ground rent: Peppercom.

Service charge: None.

Freeholders: Khandys Holdings LLP.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).



Broadband type: Not connected

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

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

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

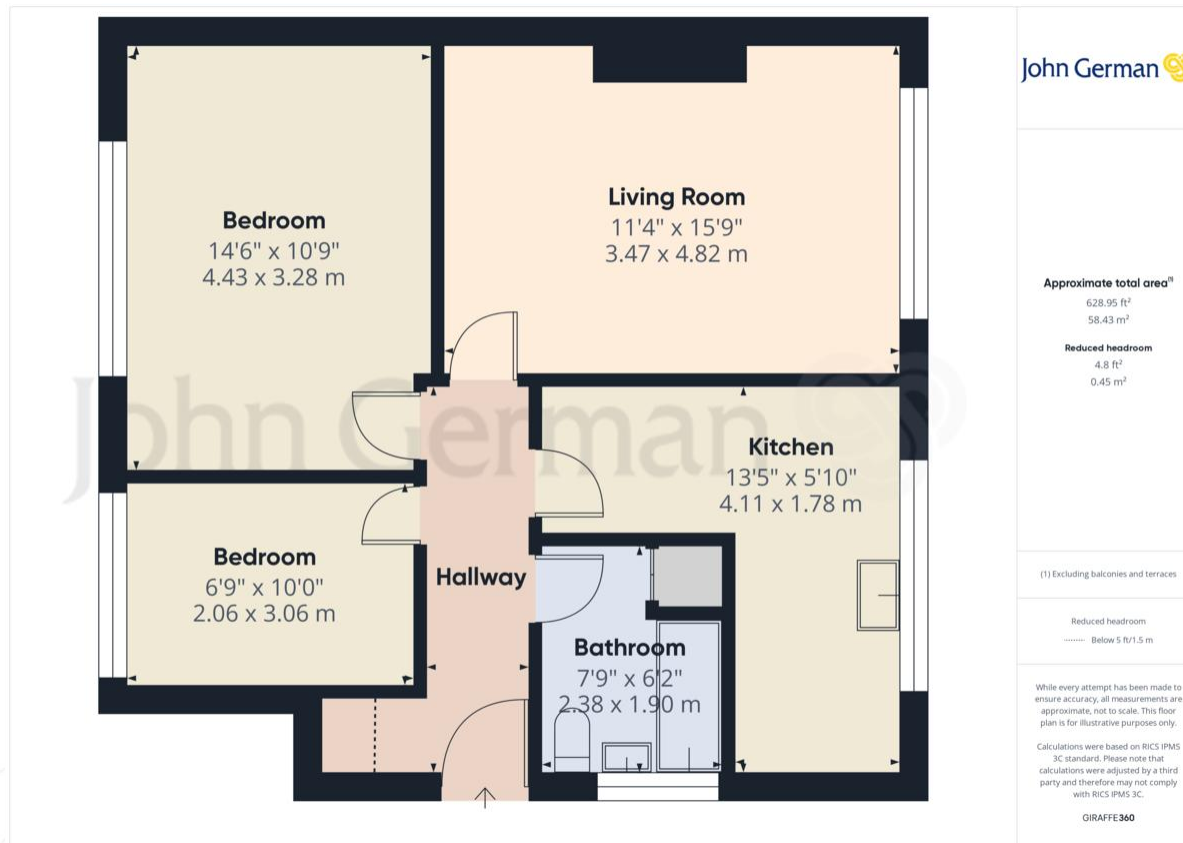
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05032025

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Agents' Notes

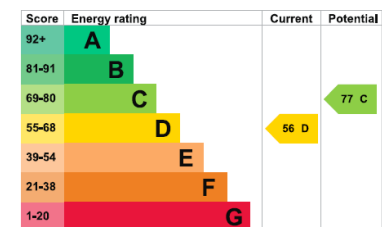
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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