





National Auction on 26 June 2025

A well sized two bedroom, two reception room apartment set on the lovely Alexandra Road, part of Alexandra Court.

The property comprises of private entrance, large lounge with plenty of natural light, dining room with balcony off, fitted kitchen, two good sized bedrooms and upgraded shower bathroom. Externally is parking to the rear and communal well kept garden areas.

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.



ABODE  
SALES & LETTINGS

## Full Description

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### Construction Material:

TBC

### Broadband:

Standard - 6 mbps, Superfast - 134 mbps and Ultrafast - 1800 mbps available

### Mobile Phone Coverage:

O2, EE, Three and Vodafone available

### Leasehold Information

Any ground rent and service charge review periods will be confirmed in the lease documents within the legal pack.

### Tenure:

Leasehold. Vacant possession upon completion.

### Ground Rent

£20

### Unexpired Years

38

### Annual Service Charge

£300

### Utilities Information

Heating Supply: Gas Central, Double Glazing

Electric Supply: Mains Supply

Water Supply: Mains Supply

Sewerage Arrangements: Mains Supply

Parking Arrangements

Off Street, Communal

## Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under and Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.



All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

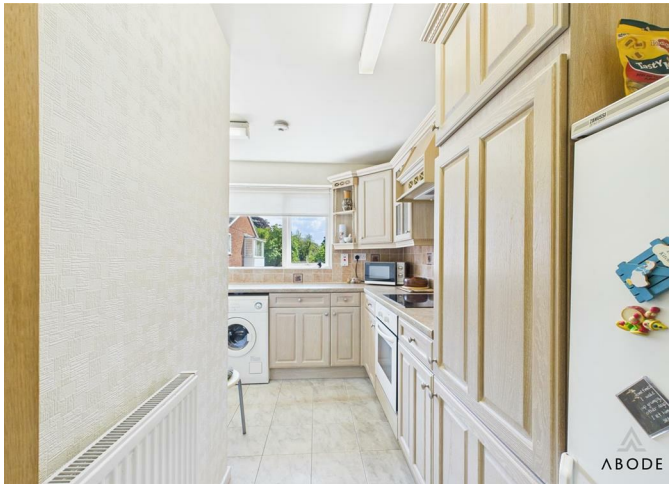
### Auction Deposit and Fees

The following deposits and non- refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.







There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

#### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

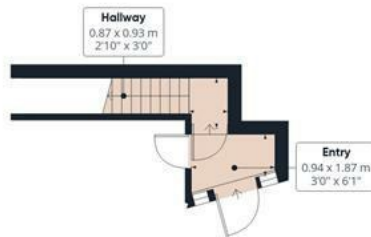












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

87.1 m<sup>2</sup>

939 ft<sup>2</sup>

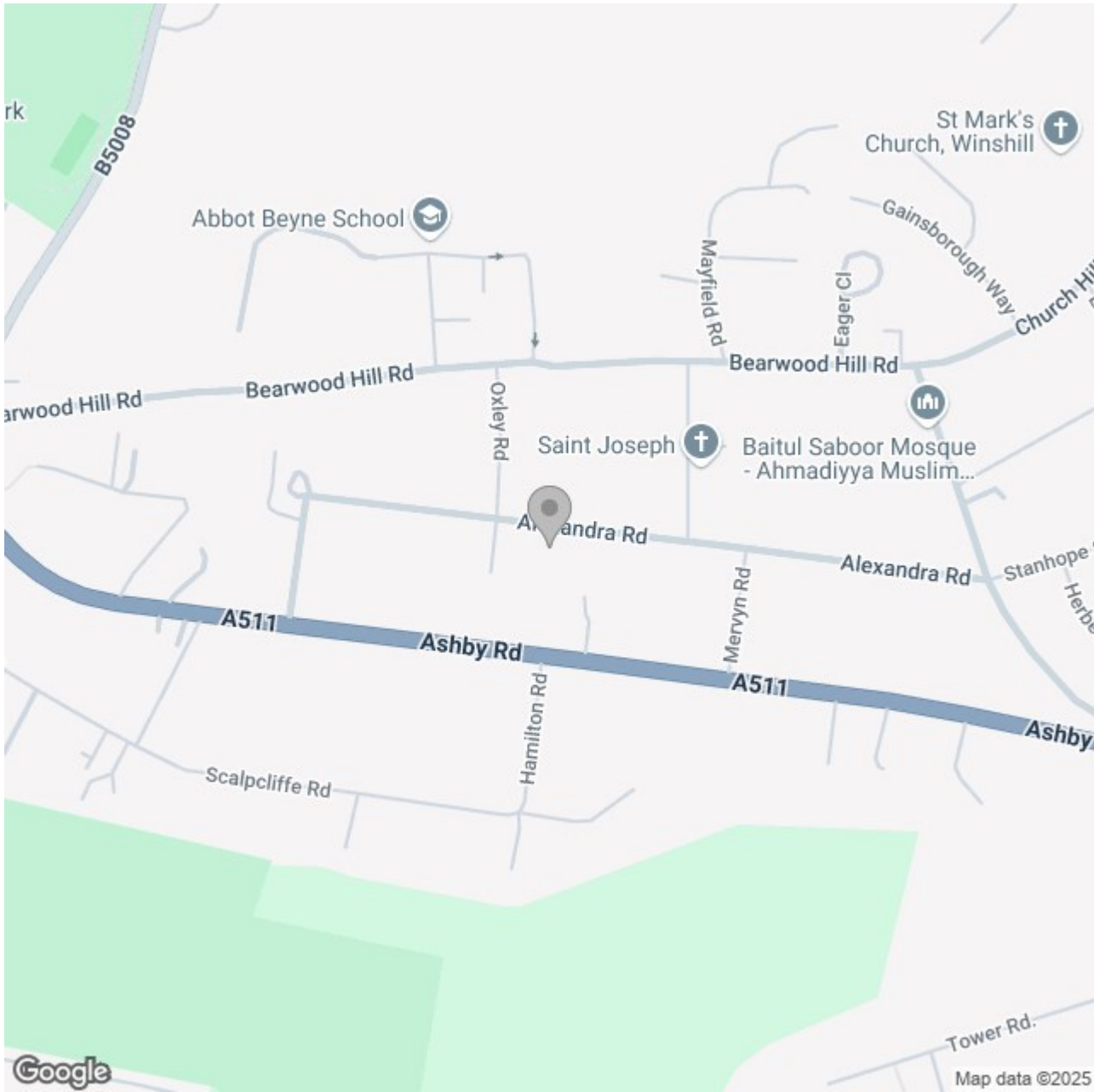
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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		
England & Wales		EU Directive 2002/91/EC 