



Hendeley Court, Burton-On-Trent, DE14 2BH Asking Price £105,000

**** LANDLORD INVESTMENT OPPORTUNITY **** A modern two bedroom second floor apartment, benefiting from open plan living, allocated parking and well proportioned bedrooms. The accommodation is accessed via a communal entrance with stairs to the second floor and in brief comprises: hall, open plan living lounge /diner & kitchen, bathroom and two bedrooms. Viewing is highly recommended on this well presented apartment, via appointment only. The Apartment is currently tenanted and offered to Landlords only with the tenant paying £650 PCM. Council Tax Band B.

Communal Entrance

With security entrance door leading to stairs and the apartment entrance door.

Hallway

With electric heater, storage cupboard and door to the inner hallway area.

Open Plan Lounge Diner

5.18m max x 5.44m max (17'0 max x 17'10 max)



With two double glazed UPVC windows, electric heating and an opening leading through to the kitchen area.

Kitchen

2.49m x 1.88m (8'2 x 6'2)



With a selection of matching wall and base units, having a double glazed UPVC window to the rear elevation, stainless steel sink with drainer, space for fridge freezer and washing machine, electric hob and oven below and roll edge laminate preparation work surface.

Master Bedroom

3.25m x 2.92m (10'8 x 9'7)



The master bedroom with built-in wardrobe, uPVC double glazed window to side and fitted electric heater.

Bedroom Two

2.95m x 2.59m (9'8 x 8'6)

With UPVC double glazed window to side elevation, fitted electric panel heater and built-in wardrobe.

Bathroom

2.11m x 1.83m (6'11 x 6'0)



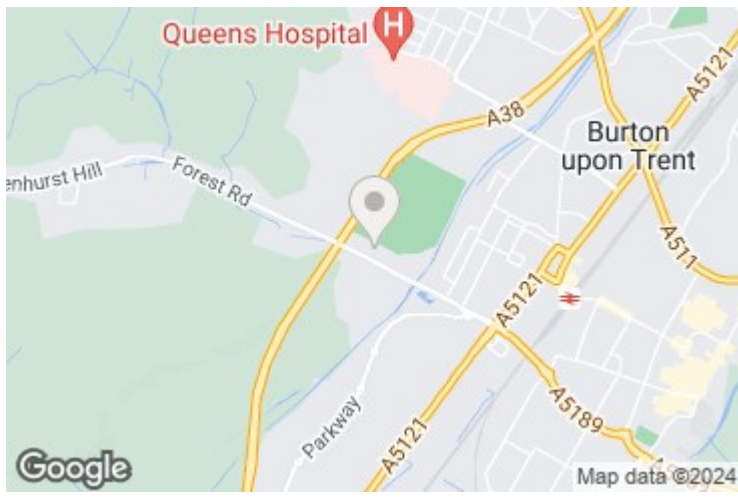
Comprising of a three piece suite with panelled bath having shower over, low level WC, pedestal wash hand basin and electric heated towel rail.

Allocated Parking

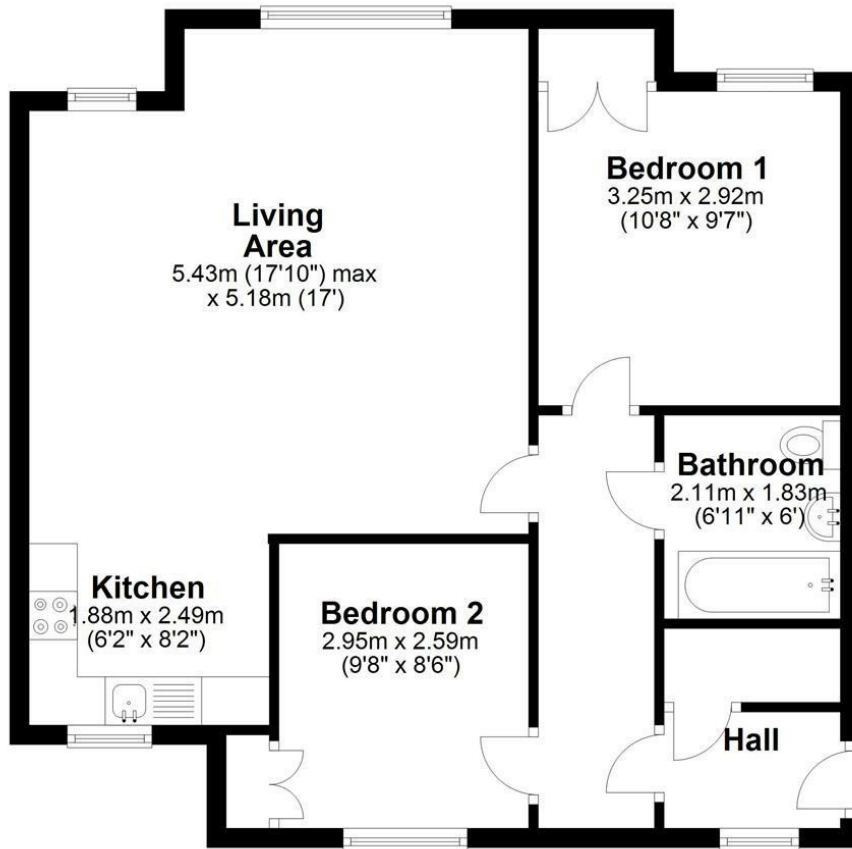
Allocated parking with further shared visitor space.

Leasehold & Tenant

The was previously Rented paying £650.00 PCM. The lease as of 2023 has 106 years remaining. The ground rent for 2023 was £125. The service charge for 2023 was £1300. Information supplied by the vendor and subject to change. Draft details awaiting vendor approval and subject to change.



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.

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.

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. 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.

| 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 |
| | 68 | 80 |

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN