



Caroline Court, Burton-On-Trent, DE14 3NZ

Asking Price £92,500

****IDEAL FOR FIRST TIME BUYERS OR INVESTORS****

A coach house style apartment located in the heart of Burton being offered for sale with a tenant in occupation.

The property offers a rear parking space with private entrance door to the apartment with first floor landing, lounge on the rear aspect, with an open plan kitchen, fitted with a selection of units, oven, gas hob and a wall mounted gas fired combination boiler.

There is a double bedroom with a three piece white bathroom suite with an electric shower above the bath. The home is uPVC double glazed and gas centrally heated, being sold with the existing long term tenant in occupation.

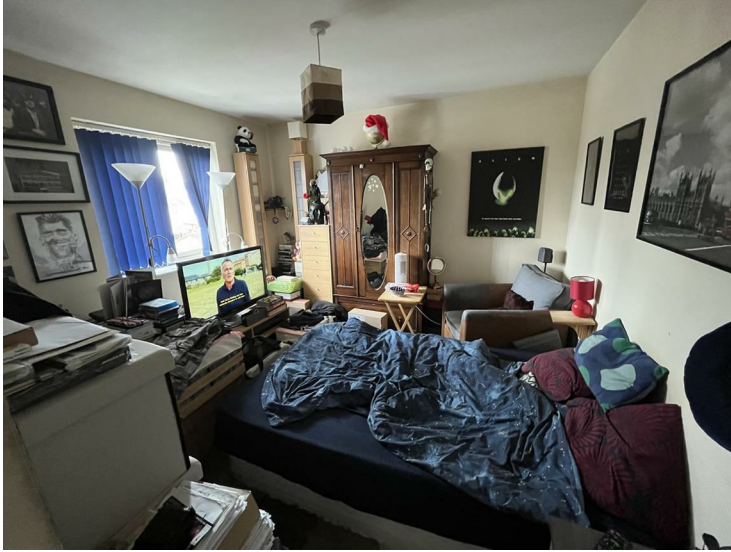
The Accommodation

Ground Floor Hallway

First Floor Landing

Lounge

3.28m x 3.07m (10'9 x 10'1)



Bathroom

1.98m x 1.98m (6'6 x 6'6)



Rear Parking Space



Kitchen

2.64m x 1.85m (8'8 x 6'10)



Leasehold



Bedroom

3.30m x 2.49m (10'10 x 8'2)

There is approx 105 year remaining on the lease term at the time of writing this. We are informed by the vendor that the ground rent is £150 per annum, and the service charge is £387.80.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband type: TBC - See Ofcom link for speed:

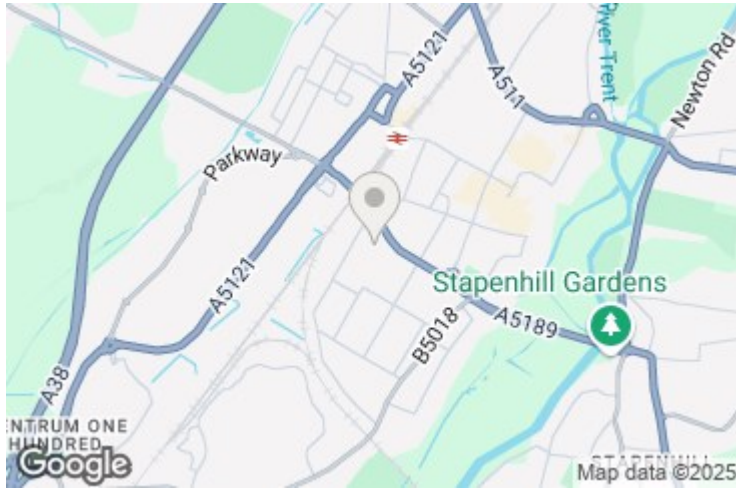
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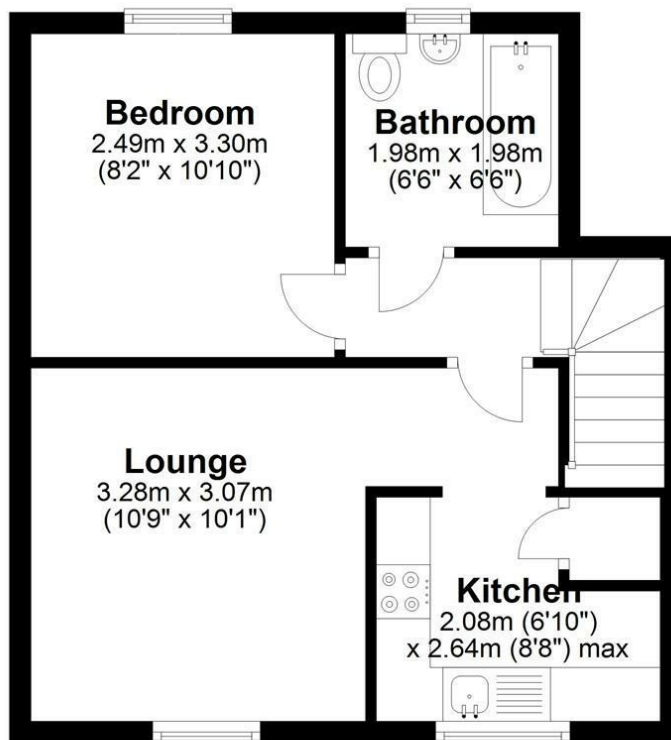
Local Authority: East Staffordshire Borough Council

Useful Websites:

www.gov.uk/government/organisations/environment-agency



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.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

01283 528020

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