



## Grants Yard, Burton-On-Trent, DE14 1BY

**£98,000**

A Modern Apartment offered for sale, an ideal first purchase or on going investment. This delightful apartment has a secure intercom entrance door to the communal hallways with stairs rising to the second floor apartment. The property currently let at £695cpm, representing a 8 % gross yield if purchase with the tenant in occupation. The private hallway provides a useful storage cupboard housing the gas fired combi boiler, an open plan lounge diner with Juliet balcony doors on the front elevation and a dining area alongside the fitted kitchen with built in appliances.

The kitchen has a selection of fitted units, built-in oven and gas hob with extractor hood above and washing machine. There are two generous bedrooms, master with a built-in wardrobes and a central fitted bathroom with shower above the bath.

All viewings by prior appointment. Council Tax Band A

# The Accommodation

## Private Hallway

Having, a storage cupboard, and doors lead to the bathroom, first and second bedrooms, and the lounge/diner.

## Lounge

4.52m x 3.05m (14'10 x 10'0)

Having a double glazed window overlooking the side elevation of the property, along with a Juliette style balcony doors to the front elevation. Benefitting from a radiator, and open plan to the kitchen diner.



## Kitchen Diner

4.42m x 1.85m (14'6 x 6'1)

Having a range of wall and base units, integrated oven, gas hob, concealed washing machine.

## Bedroom One

2.82m x 2.51m (9'3 x 8'3)

Having a double glazed window overlooking the front elevation of the property, a radiator, and carpet to the floor.

## Bedroom Two

3.71m x 1.96m (12'2 x 6'5)

Having a double glazed window overlooking the front elevation of the property, a radiator, and carpet to the floor.



## Bathroom

Having a low level toilet, wash basin, and bath with overhead shower.

## Outside

The property is situated amongst communal gardens which are maintained, and an allocated parking spot (PARKING PERMIT REQUIRED).

Draft details awaiting vendor approval.

The home is tenanted and could cause delay to the sale process if the intending buyer wishes to live within the apartment.

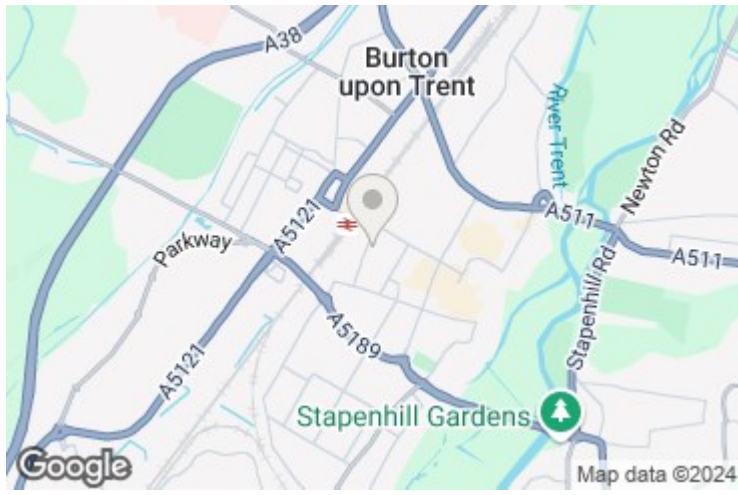
## Leasehold

Lease start date 29/06/2005 for the term of 125 Years to 26/08/2130. We are advised by the vendor the lease has 106 years remaining and the combined monthly charge for ground rent and service charge is approximately £1210 .00 per annum subject to change and annual review. This information is subject to change and will need to be updated and verified by the buyers legal conveyancer during the purchase process to satisfy themselves before completion of the purchase.

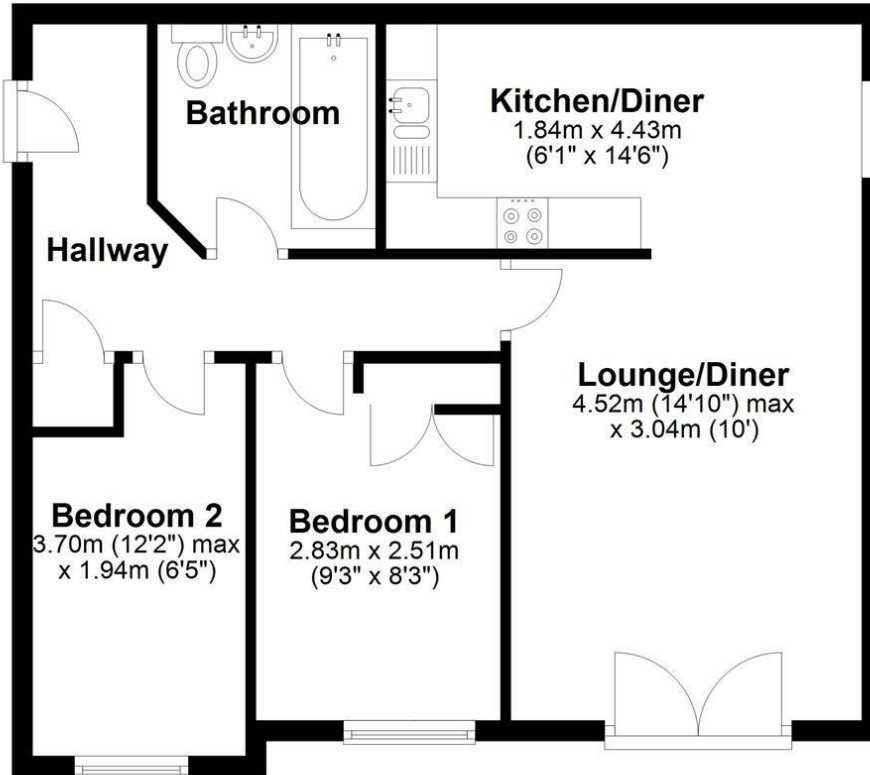
Council Tax Band A







## 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) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

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