



## Saw Mill Way, Burton Upon Trent, DE14 2JP £92,000

\*\* Landlords Only Investment Purchase \*\* Popular Location \*\* Ready to View \*\*

Nicholas Humphreys are proud to bring this stunning one bedroom coach house apartment to the market. The property is situated in the popular "Saw Mill Way Development", and is located close to local shops and amenities and within walking distance to the Queens hospital and the town centre.

The property benefits from having electric heating, uPVC double glazing, allocated off road parking to the rear and a ground floor shared store. The internal accommodation offers lounge, kitchen with built-in oven and hob, master double bedroom and bathroom. The home is tenanted and can be sold as an ongoing investment with a tenant paying £625 PCM.

## ENTRANCE

UPVC door to front elevation into staircase giving access to the first floor. Doorway giving access to the first floor coach house.

## LOUNGE/DINER

3.58m x 2.74m (11'9" x 9'0")

Having UPVC double glazed windows overlooking the front elevation of the property, electric heater and carpet to the floor. Opening giving access to the fitted kitchen. and a built-in storage cupboard.

## KITCHEN

2.95m x 2.16m (9'8" x 7'1")

Fitted with a range of modern wall and base units, integrated oven, hob and extractor. UPVC double glazed window overlooking the rear elevation of the property. Electric heater and vinyl to the floor.

## BEDROOM ONE

3.15m x 3.05m (10'4" x 10'0")

Having a UPVC double glazed window overlooking the front elevation of the property. Electric heater and carpet to the floor.

## BATHROOM

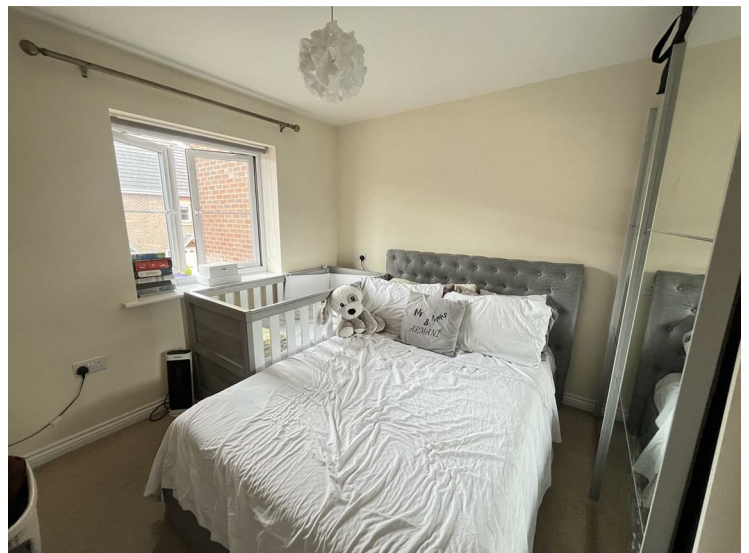
Fitted with a three piece family bathroom suite with mains fed shower over the bath. low level wc, wash hand basin, electric heater and vinyl to the floor.

## Leasehold & Tenancy

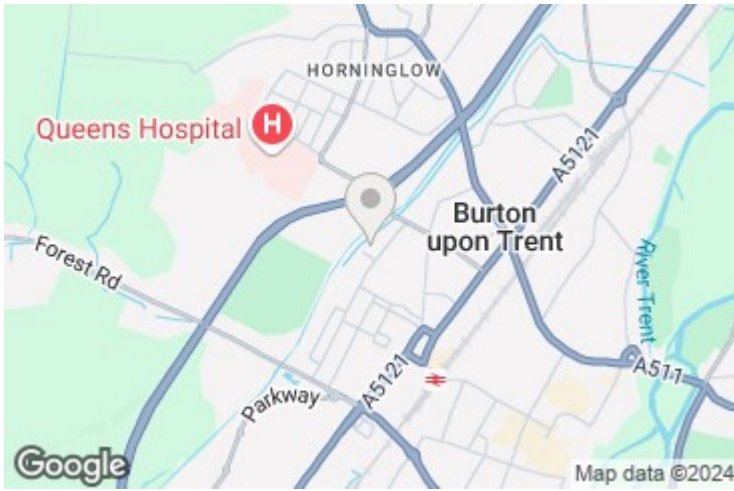
The home can sold with the tenant in occupation, paying £625 on an AST agreement. This can cause delay to the sale process, should the buyer wish to live within the home, and notice will be issued to the tenant to vacate..

The property is leasehold and has a ground rent payment of £150 Per Year with a monthly management fee of £111.26 for August 2024 onwards with an annual review.

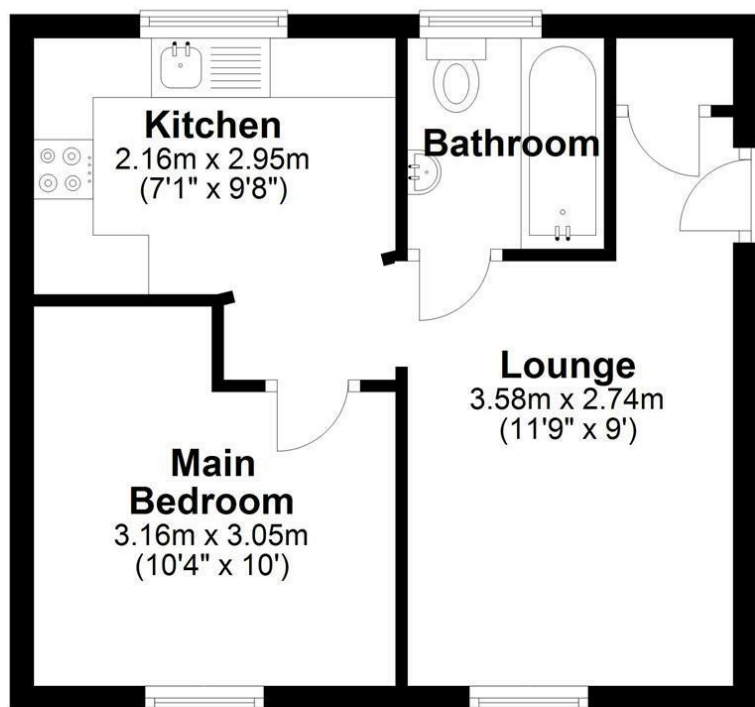
The lease was issued on 01/01/2012 for 155 years.



Draft details awaiting vendor approval and subject to change



## 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

**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.

## Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

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