



**** Landlords Only ** Village Location ** Rental Income Of £515 PCM *****

Located within the heart of Stretton this one bedroomed first floor apartment situated off Britannia Drive provides an ideal ongoing investment opportunity. The property benefits from UPVC double glazing, gas central heating and is presented to a good standard being sold with a tenant in occupation. The internal accommodation in brief provides a ground floor entrance door to the hallway with stairs leading to the first floor apartment accommodation.

A good size lounge on the front aspect leads to the fitted kitchen diner. The fitted bathroom off the first floor landing is alongside the master double bedroom on the rear aspect of the property. Outside is a rear garden and parking. We understand the lease has been extended and runs for approximately 146 years remaining. All viewings by appointment only.

The Accommodation

This first-floor maisonette-style apartment presents a fantastic investment opportunity for landlords, with a tenant already in occupation. Positioned in a convenient location with allocated off-road parking, the property offers a strong rental income potential.

The accommodation begins with a UPVC double-glazed front entrance door leading to a ground-floor hallway, with stairs rising to the first floor. The landing includes a built-in airing cupboard housing the gas central heating boiler and provides access to the lounge. Positioned at the front of the property, the lounge features a double radiator, a built-in storage cupboard, and a UPVC double-glazed window, with direct access to the dining kitchen.

The dining kitchen is well-appointed with a range of base cupboards and drawers, preparation work surfaces with a stainless-steel sink, a cooker space with a gas point, and two additional free-standing appliance spaces. There is also room for a small dining table and chairs, with a UPVC double-glazed window overlooking the rear elevation.

The master double bedroom, located at the rear of the property, enjoys views over the gardens. Adjacent to the bedroom, the bathroom is fitted with a three-piece white suite, including a low-level WC, a hand wash basin, and a bath with a shower above.

Externally, the property benefits from allocated parking at the end of the row, with pedestrian access leading to an allocated garden area. The garden is mainly laid to lawn and enclosed by a fenced boundary.

Situated in a well-served village location, the property is close to a range of local amenities, including shops, public houses, and a village bakery. With easy access to the A38 and commuter networks, this property is ideally positioned for convenience. Offered exclusively to landlords, this is a superb opportunity for those looking to expand their investment portfolio.

Lounge

12'11 x 11'1

Kitchen Diner

10'7 x 6'11

Bedroom One

11'5 max x 8'9

Bathroom

6'2 x 5'9

Rear Garden & Allocated Parking

Sold With Tenant In Occupation

The current owner has Let the property and has informed us the tenant within an agreement with a two month notice period. The landlord holds a current EICR along with gas safety certification, and informs us all rent payments are up to date.

Leasehold

The property is leasehold and the vendor has informed us there is no service charges payable nor ground rent paid since the lease renewal. (previously £15 per annum)

However it is stated within the renewal Ground rent is on a peppercorn basis (if demanded) and we recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase for further clarification and consultation on the matter when reviewing the paperwork.

Property construction: Standard

Parking: Allocated Space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

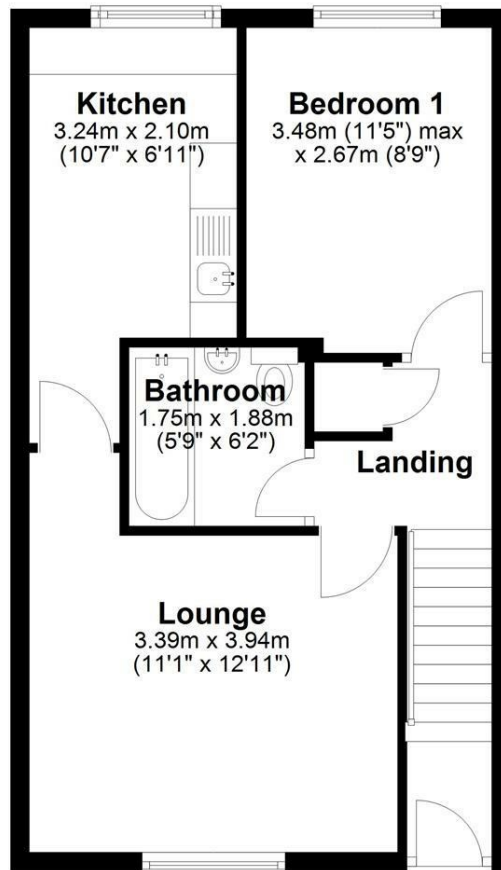
Useful Websites: www.gov.uk/government/organisations/environment-agency

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



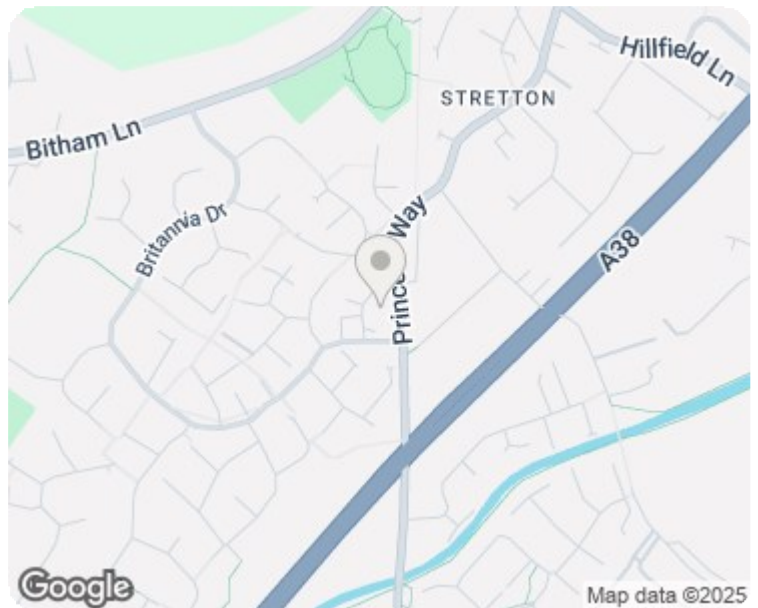


Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	



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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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