



**** Ideal First Purchase ** Ground Floor With Garden ** Two Bedrooms ****

This ground floor apartment is located within a cul de sac location and provides UPVC double glazed and gas centrally heated accommodation. The home is access via a communal entrance hallway with private door to the inner hallway.

The open plan living accommodation is positioned on the front aspect with lounge diner with two windows providing an abundance of natural light and open plan to the kitchen. The kitchen is comprehensively fitted with integrated oven and hob with extractor hood above, freestanding appliance spaces and fitted wall units. A wall mounted gas fired combination boiler supplies the hot water and heating system.

The bathroom is located centrally within the home and offers a three piece white bathroom suite comprising; bath with shower over, WC and basin, window to the side aspect. The tow bedrooms as positioned on the rear of the building and from the larger master bedroom a UPVC door leads onto the rear paved garden with fenced boundaries and garden gate for bin access.

The home has a vehicle parking space in front of the living accommodation. View by appointment.

The Accommodation

Hallway

Lounge Diner
17'10 x 9'7

Kitchen
6'11 x 5'9

Bathroom
7'0 x 7'0

Bedroom One
9'10 x 9'10

Bedroom Two
10'1 to wardrobes x 7'9

Rear Patio Garden & Driveway

Leasehold

The leasehold has approximately 105 years remaining with an end date of 29/09/2130. The vendor has informed us the site is self managed by an appointment of a resident on the site. The service charge payable for the year 2024- 2025 was £1350 approximately, reviewed annually. No ground rent.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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.

The home has a tenant in occupation and therefore notice will be given during the sale process, this can cause a delay to the proposed purchase.

Draft details awaiting vendor approval and subject to change

Awaiting EPC inspection




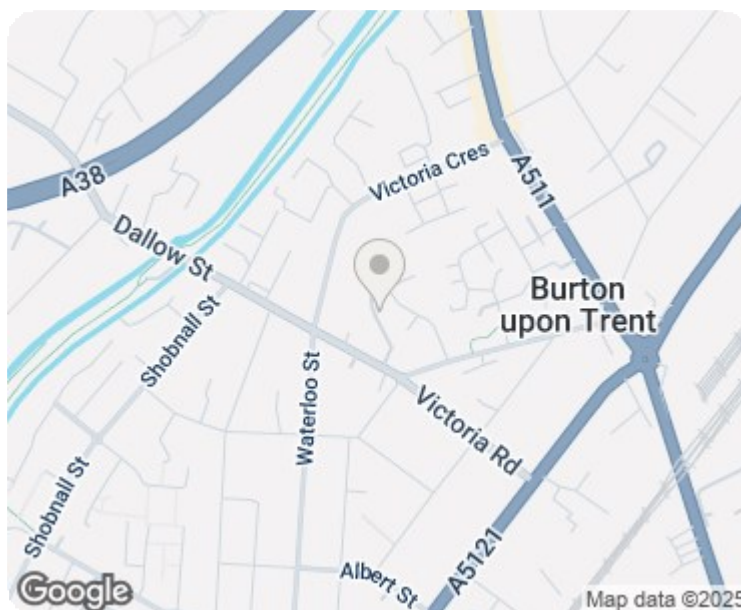


Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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	



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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN