



Saw Mill Way, Burton-On-Trent, DE14 2JP

Asking Price £90,000

**** Ideal Investment *** Currently Let at £625pcm *** Landlords Only ****

A ground floor apartment with patio area located in the heart of Burton, the home has a communal hallway with private entrance door with secure communication entry phone system. The home has a hallway, and open plan living area incorporating the modern fitted kitchen and lounge.

The fitted kitchen has a selection of fitted units with built-in oven and hob with extractor fan, freestanding appliance spaces for washing machine and fridge freezer. The Lounge has patio door leading onto the patio on the rear of the block.

There is a master double bedroom opposite a modern fitted bathroom with three piece white bathroom suite with shower above the bath with complimentary wall tiling. The home is uPVC double glazed and has wall electric heaters. Outside the apartment has an allocated parking space to the rear of the block within view of the lounge.

Council Tax Band A.

The Accommodation



Master Bedroom

3.89m x 2.69m (12'9 x 8'10)



Communal Hallway

Open Plan Living Area

5.61m x 3.05m (18'5 x 10'0)



Bathroom

1.96m x 1.70m (6'5 x 5'7)



Rear Patio



Rear Allocated Parking Space



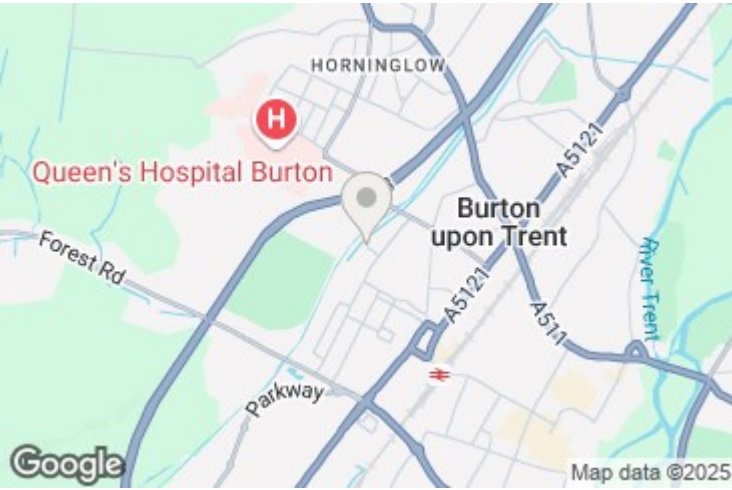
Leasehold

The property is leasehold with a lease until the year 2167 (approx 142 Years remain), Ground rent £150 per

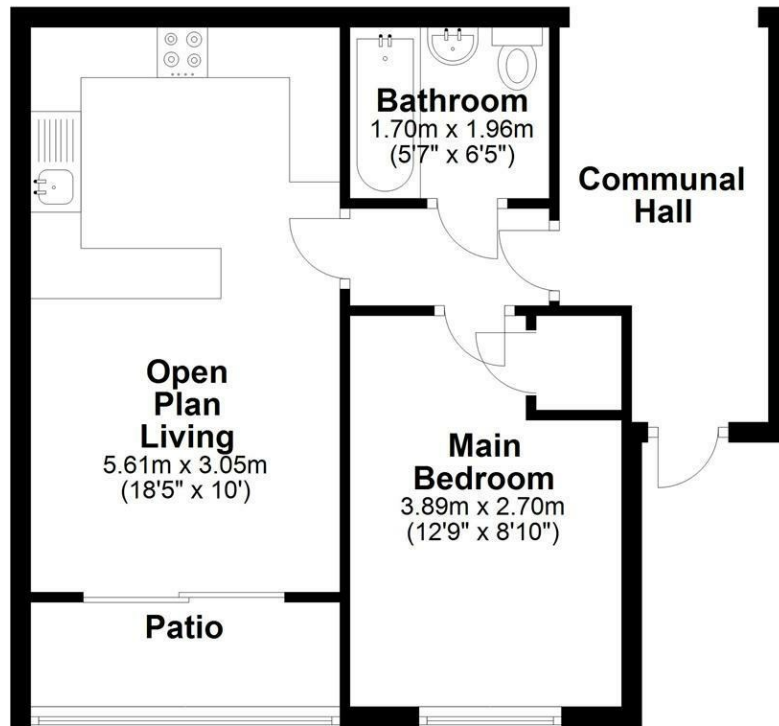
annum. The service charge is reviewed every Jan and currently for 2024 is £1242.94 per annum subject to change.



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.

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>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	86
	EU Directive 2002/91/EC	

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