



lizmilsom
properties

14 The Sycamores
Swadlincote, DE11 7GR
£105,000

lizmilsom
properties

14 The Sycamores, Swadlincote, DE11 7GR

***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 14 The Sycamores. A well-presented second-floor one-bedroom apartment located within the popular Sycamores development in Woodville. The property offers a spacious open-plan lounge diner with Juliet balcony, a modern fitted kitchen, a generous double bedroom, and a family bathroom. Additional benefits include an allocated parking space . The property is offered with NO UPWARD CHAIN! . The flat currently achieves a rental income of £625.00 per calendar month with a sitting tenant until the end of April, the property represents an excellent investment opportunity or an ideal first-time buyer home.

- Well-presented second-floor one-bedroom apartment within the popular Sycamores development in Woodville
- Modern Fitted Kitchen
- Modern Bathroom
- Currently let at £625.00 per calendar month until the end of April, making it an ideal investment
- Convenient access to Swadlincote town centre
- Spacious open-plan lounge diner with access to a Juliet balcony
- Generous double bedroom
- Allocated parking space included
- Offered with NO UPWARD CHAIN
- EPC: C / TAX BAND: A



Location

Situated in a quiet, well-kept development, this second-floor flat at 14 The Sycamores offers convenient access to local amenities while maintaining a peaceful location. The property is within easy reach of Swadlincote town centre, providing a range of shops, supermarkets, cafés, and essential services. Excellent transport links connect the area to Burton-on-Trent, Ashby-de-la-Zouch, and the wider Derbyshire region, making it ideal for commuters. Nearby green spaces, leisure facilities, and schools add further appeal, creating a well-rounded and accessible location.

Overview

Located within the popular development of The Sycamores, this well-presented second-floor one-bedroom apartment offers spacious and modern accommodation, ideal for first-time buyers or investors alike.

Upon entering the property, you are welcomed by a hallway providing access to the bedroom, bathroom, and open-plan lounge diner. The spacious open-plan lounge diner offers ample room for freestanding furniture and benefits from both a window and patio doors opening onto a Juliet balcony, allowing an abundance of natural light to fill the room.

The kitchen area features a range of modern wall and floor-mounted units with complementary rolled-edge worktops. Integrated appliances include an oven and hob, alongside a stainless-steel sink with drainer, and there is additional space for further appliances. A window overlooking the side elevation enhances the bright and airy feel of the space.

The double bedroom is generously sized and benefits from carpeted flooring, a window to the side elevation, and plenty of space for freestanding bedroom furniture.

The family bathroom completes the accommodation and comprises a panelled bath with shower over and glass shower screen, low-level WC, pedestal wash hand basin, tiled splashbacks, and a heated towel radiator.

Externally, the property benefits from an allocated

parking space.

The flat is currently let with a sitting tenant in place until the end of April, achieving a rental income of £625.00 per calendar month, making it an attractive investment opportunity. Alternatively, for first-time buyers looking to step onto the property ladder, this apartment could be the ideal purchase.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Tenure

Leasehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The

imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

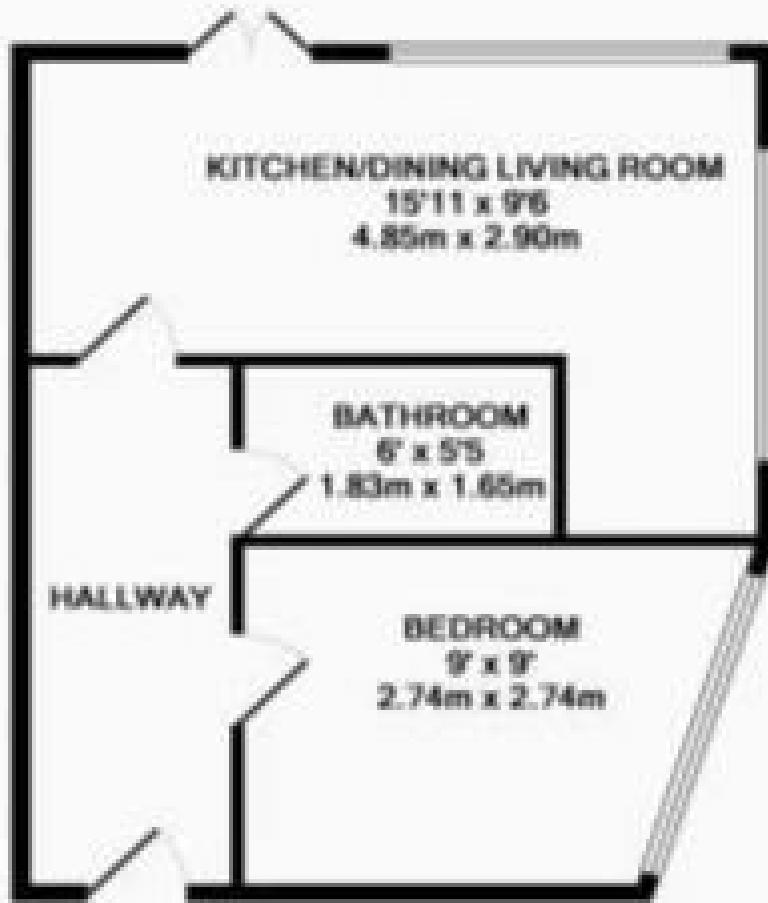
Property to Sell? Then why pay more?....

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Important Notes

This property is leasehold with approximately 113 years remaining on the lease. The current ground rent is £122.92 per month. Buyers are advised to verify all lease details, including any service charges and associated costs, with their legal representative.





Directions

For sat nav purposes use the postcode DE11 7GR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



01283 219336

07974 113853

liz.milsom@lizmilsomproperties.co.uk

lizmilsomproperties.co.uk

COUNCIL TAX

Band:

The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

We can search
1,000s of mortgages
for you

It could take just 15 minutes with
one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202