



**\*\* Landlord Only Sale \*\* Rental Income £875 PCM \*\* Ongoing Investment \*\* Sold with Tenant In Occupation \*\***

### The Maltings, Contemporary Living in a Historic Setting

Set in the heart of Burton-on-Trent, The Maltings is a stunning Grade II listed building, beautifully converted to offer stylish, modern living while retaining its historic charm. This spacious third-floor apartment features two double bedrooms, a bright open-plan living space, and a high-specification kitchen with integrated appliances.

Original exposed beams and brickwork add character, while a central glass atrium and ground-floor gardens enhance light and space throughout the building. Secure intercom entry leads to a grand triple-height foyer with lift and stair access to this unique apartment.

With its blend of history, modern design, and prime location, this exceptional apartment offers a unique and sophisticated living experience.



### The Building

An Historic Building In The Heart Of Burton On Trent “The Maltings” is a Grade II listed building that has been thoughtfully converted to offer stylish, contemporary living while retaining its rich history and character throughout the building. Featuring exposed brickwork, original beams, and ironmongery, this unique development seamlessly blends period charm with modern design, from the communal areas through to the individual apartments.

### Building & Entrance

Accessed via a secure intercom entrance door, residents are welcomed into an impressive triple-height foyer, complete with a large chandelier and architecturally designed interiors. From here, lifts and stairways lead to all floors. A striking central glass atrium with open balconies provide an impressive view of the buildings historic interior, and ground-floor gardens, roof light windows flood the building with natural light, enhancing its sense of space and openness.

### The Accommodation

Front the third floor landings a front door enters the apartment, greeted by a spacious open-plan living space combining lounge, kitchen, and dining area. The living space boasts a double-glazed window with fitted blinds, exposed beams and brickwork.

The modern kitchen is finished to a high standard, featuring sleek high-gloss base and wall units, and a range of integrated appliances, including a washing machine, fridge-freezer, electric oven, and induction hob with an extractor fan above.

### Bedrooms & Shower Room

The master double bedroom has a full-height double-glazed window, inset spotlights, and an electric wall heater.

The Second Double Bedroom overlooking the communal atrium, this stylish room features an internal one-way window.

The shower room is beautifully appointed with a walk-in rainfall shower area with fitted glass screen, a contemporary wash basin with storage below, and a WC, complemented by full-height tiling, an exposed beam, spotlights, and an electric heater.

### Open Plan Area

28'4 x 10'2

### Bedroom One

13'6 x 9'9

### Bedroom Two

9'9 x 9'6

### Shower Room

9'7 x 4'8

### Leasehold

Originally 250 year lease with 246 years remaining, Ground Rent £0 & service charge Annually £1245 subject to change and annual review, and is offered as an estimate of annual charges, believed to be correct at the time of writing this advert, subject to change and annual review, and to be confirmed and verified by your acting legal advisor before completion.

Property construction: Brick Conversion Maltings Building

Parking: Communal Parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric room heaters

Council Tax Band: B

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](http://www.gov.uk/government/organisations/environment-agency)

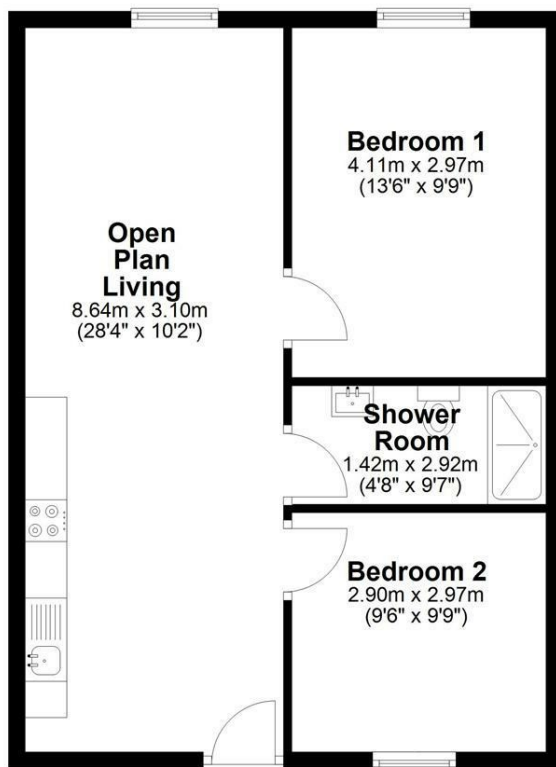
Draft details awaiting vendor approval and subject to change.







## Ground Floor

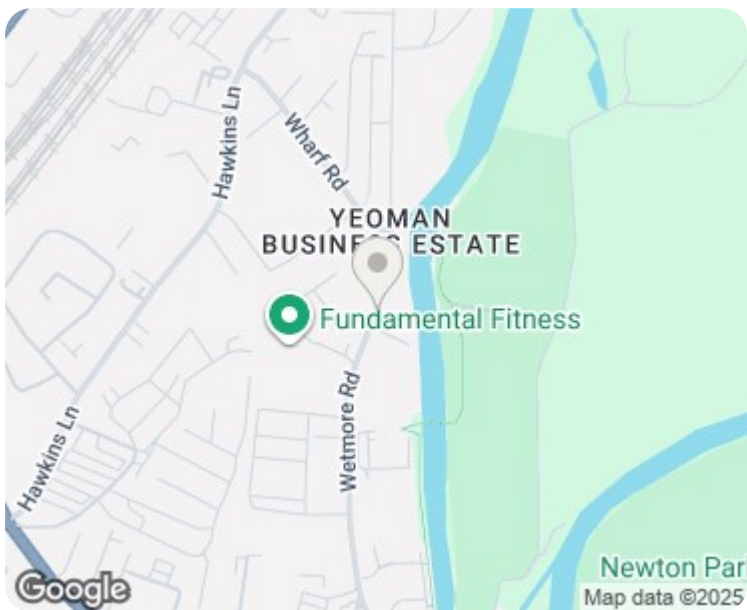


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Council Tax Band B Freehold

**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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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, Branstons 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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