Nicholas Humphreys

Salford Way, Church Gresley, Swadlincote, DE11 9TR

£69,000



** To Landlords Only ** Sold With Tenant In Occupation ** Ongoing Buy To Let Opportunity **

A superb second floor one bedroom apartment. The property is situated in the popular Castle Heights development located close to local shops and amenities and within walking distance to Swadlincote town centre. The apartment comprises of a communal secure intercom hallway with stairs rising to the top floor. On entering the you are greeted by a hallway, opening into the open plan lounge and kitchen areas. There is a double bedroom with built-in wardrobe and a shower room.

Outside is a shared parking area. Tenant in occupation paying £625 PCM.

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

The Accommodation
To Landlords Only.
A superb second floor one bedroom apartment. The property is situated in the popular Castle Heights development located close to local shops and amenities and within walking distance to Swadlincote town centre. The apartment comprises of a communal secure intercom hallway with stairs rising to the top floor. On entering the home a hallway has a useful storge cupboard and opens into the open plan living area.

The fitted kitchen area has a range of modern wall and base units, uPVC double glazed window overlooking the rear elevation of the property, a concealed gas fired combination boiler, built-in oven and hob with extractor hood above.

The lounge lies along the front aspect of the building having a uPVC double glazed window, radiator and access to the bedroom through a large feature sliding door. The shower room provides WC, hand wash basin and shower enclosure with uPVC window to the front aspect.

The bedroom having a uPVC double glazed window overlooking the rear elevation of the property, radiator and built-in wardrobe.

The property benefits from having gas central heating, uPVC double glazing, off road parking within a shared parking area.

Tenant in Occupation
Being sold to Landlords with a tenant in occupation currently paying £625 pcm. Any intending buyer will require buy to let finance or cash purchase.

leasehold
The home is leasehold with the charges for 2025 - 2026 as follows -
Ground Rent £193.50 Service Charge £1618.52 Annually
Subject to change and annual Review

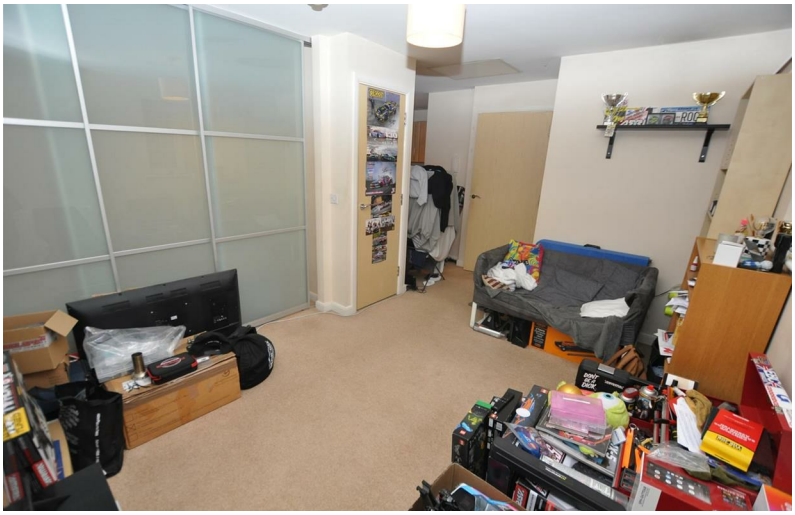
Awaiting EPC inspection
Property construction: Standard
Parking: Shared Area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: South Derbyshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent’s full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.
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.

Draft details awaiting vendor approval and subject to change







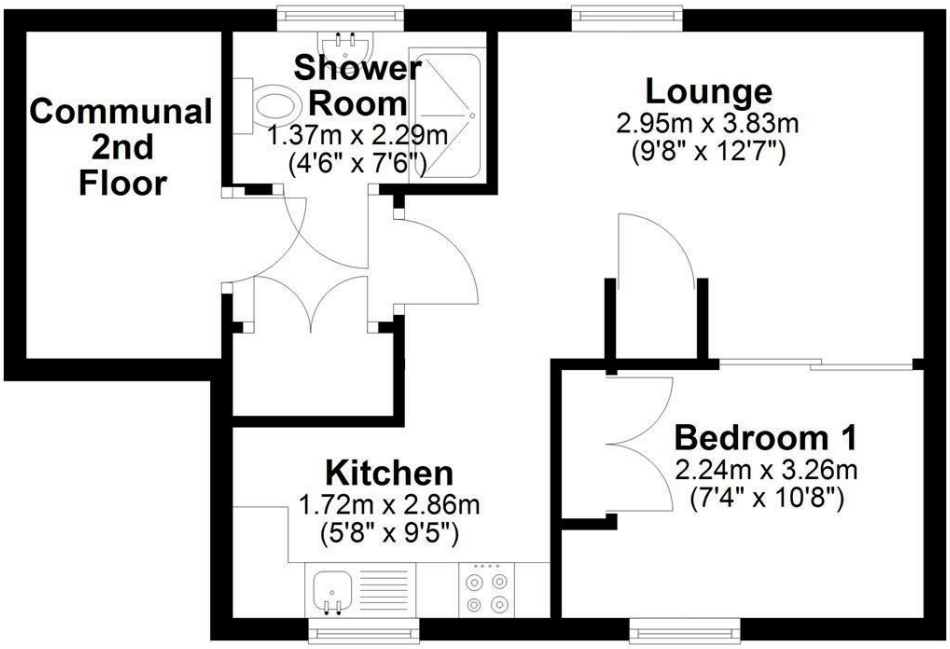




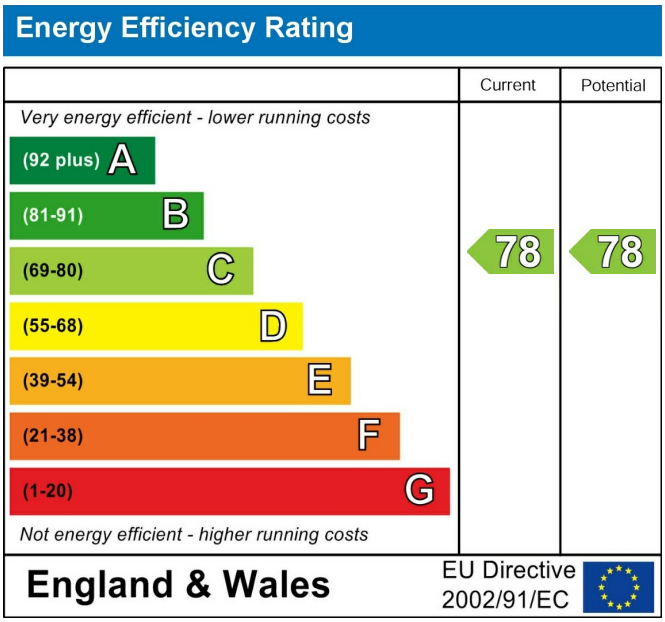




Ground Floor



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.



Council Tax Band A **Leasehold**

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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