



Barons Court, Burton-On-Trent, DE14 2DZ

Nicholas  
Humphreys

£100,000

**\*\* Landlords Only \*\* Sold With Tenant In Occupation \*\* Rented at £625 PCM \*\* Two Bedrooms \*\***

Positioned within a modern apartment block, Barons Court offers a range of purpose-built apartments accessed via a secure communal gated entry. This particular second-floor apartment is reached via a communal stairwell leading to the second-floor accommodation. A private front entrance door opens into a welcoming reception hallway, and an internal door leads through to the open-plan living accommodation.

The open-plan living dining area incorporates a Juliet balcony overlooking the rear aspect of the building, fitted kitchen area, with a built-in oven, four-ring electric hob with extractor hood above, and freestanding plumbing and appliance space for a washing machine.

The main double bedroom is positioned on the rear aspect of the apartment and benefits from an en-suite shower room. There is a further second bedroom, ideal as a guest room alongside a modern bathroom. Externally, double gates from the roadside provide access to the communal areas.

The property is offered for sale with a tenant in occupation, currently paying £625 per calendar month. The tenant has been in residence for in excess of four years, providing a ready-made investment opportunity.



## **The Accommodation**

Positioned within a modern apartment block, Barons Court offers a range of purpose-built apartments accessed via a secure communal gated entry. This particular second-floor apartment is reached via a communal stairwell leading to the second-floor accommodation.

A private front entrance door opens into a welcoming reception hallway, fitted with a wall-mounted electric heater, secure intercom system, and a useful airing cupboard housing the hot water immersion heater supplying the domestic hot water system. An internal door leads through to the open-plan living accommodation.

The open-plan living dining area enjoys laminate flooring throughout and benefits from UPVC French patio doors forming a Juliet balcony, overlooking the rear aspect of the building. The space is served by wall-mounted electric heater and flows into the fitted kitchen area, which incorporates a selection of base cupboards and drawers with matching eye-level wall units. The kitchen is equipped with a built-in oven, four-ring electric hob with extractor hood above, and freestanding plumbing and appliance space for a washing machine.

The main double bedroom is positioned on the rear aspect of the apartment and benefits from a UPVC double-glazed window and a door leading through to the en-suite shower room. The en-suite provides a WC, hand wash basin and shower enclosure with electric shower.

There is a further second bedroom, ideal as a guest room or home office, alongside a modern bathroom fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panel bath. The bathroom also benefits from an extractor fan and wall-mounted electric heater.

Externally, double gates from the roadside lead to the communal areas.

The property is offered for sale with a tenant in occupation, currently paying £625 per calendar month. The tenant has been in residence for in excess of four years, providing a ready-made investment opportunity.

Barons Court is conveniently located within Burton-on-Trent, offering good access to local amenities, transport links and the town centre.

All viewings are strictly by appointment only.

## **Communal Hallway**

### **Hall**

### **Open Plan Living Space**

4.60m x 3.99m (15'1 x 13'1)

### **Bedroom One**

3.73m max x 3.12m (12'3 max x 10'3)

### **En-suite Shower Room**

### **Bedroom Two**

3.73m max x 2.03m (12'3 max x 6'8)

## **Bathroom**

2.36m x 1.85m (7'9 x 6'1)

## **Leasehold**

The home is lease hold with approximately 130 Years remaining on the lease with an end date of 27/01/2156.

Ground rent £175 p/a

Service charge £2017..12 p/a with an annual review. 2025-2026

All the above subject to change and review.

Being sold with tenant in occupation to landlords only as an ongoing investment therefore buyer will require buy to let finance of cash purchase.

Property construction: Standard

Parking: none

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Electric Room Heaters

Council Tax Band: A

Local Authority: East Staffordshire 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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

## **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, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

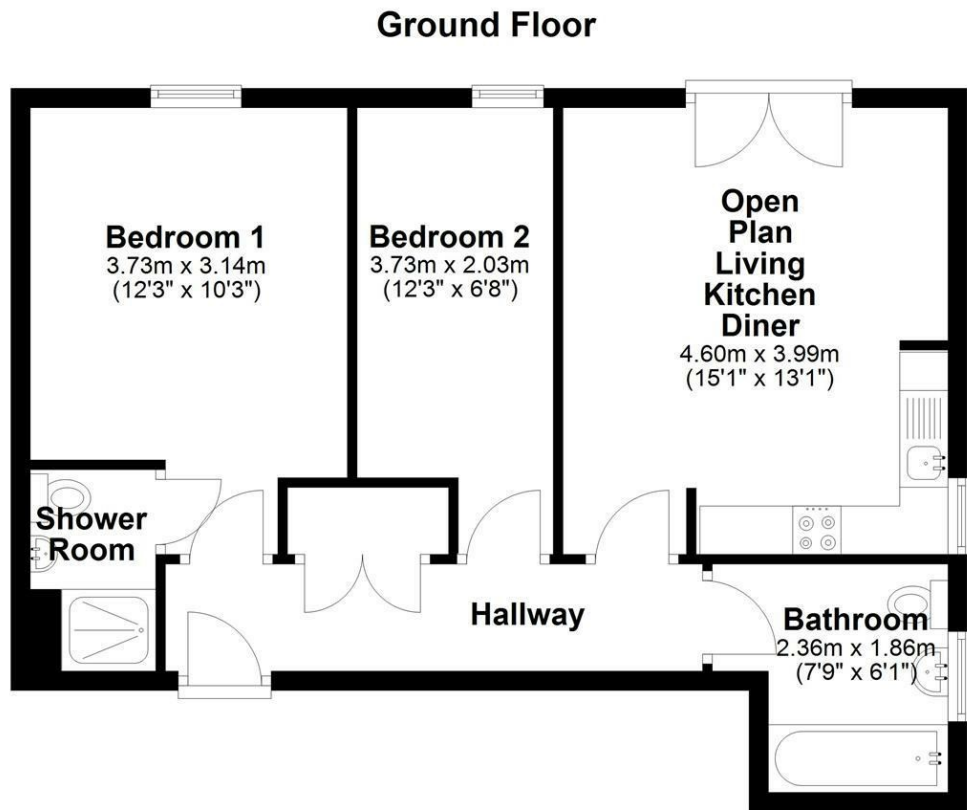
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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, Awaiting EPC inspection

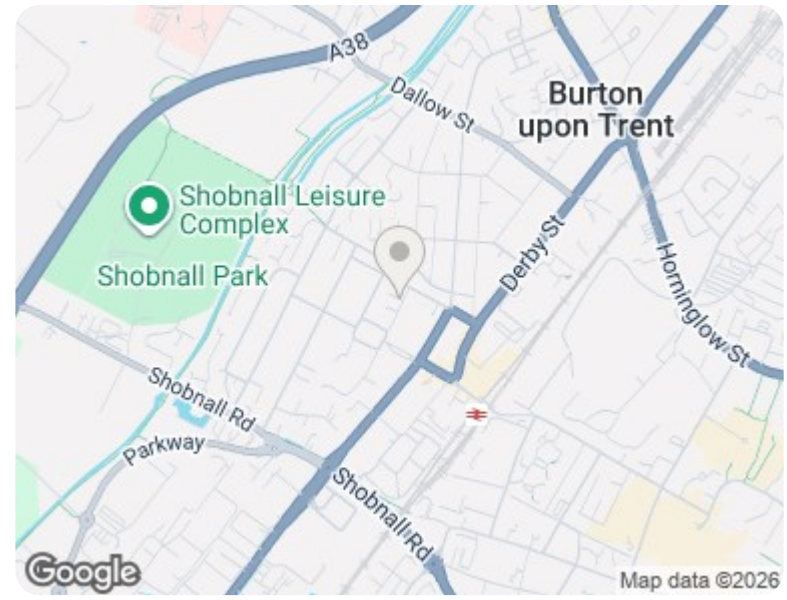








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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>	<b>77</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

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

**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. 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