Nicholas Humphreys

Caroline Court, Burton-On-Trent, DE14 3NG

£107,000




** A Second Floor Apartment ** Ideal First Purchase Or Investment **Generous Accommodation **

The property is accessed via a secure intercom entry system to the communal stair way, rising to this first floor apartment. The home is double glazed and gas centrally heated throughout and provides a welcoming entrance hallway, and open plan living accommodation with lounge and kitchen diner with fitted appliances.

There are two generous double bedrooms across the rear and side elevations and a fitted bathroom. Outside is an allocated parking space located at the rear of the block The property is Leasehold, and tenanted, being sold as an ideal first time buy or as an ongoing buy to let for investors with the tenant remaining in occupation. Council Tax Band B

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The Accommodation
A Second Floor apartment in the heart of Burton. An ideal First Purchase or Investment with rental income of £750pcm currently being obtained (March 2025)
The property is accessed via a secure intercom entry system to the communal stair way, rising to this first floor apartment. The home is double glazed and gas centrally heated throughout and provides a welcoming entrance hallway with built-in deep storage cupboard. The open plan living accommodation has the lounge diner area with windows across the front elevation, flooding the room with natural light.

The fitted kitchen area has a selection of base and eye level wall units, built-in oven and gas hob with extractor hood above, freestanding appliance space for fridge freezer and washing machine. The kitchen has space for a small dining table and chairs, with a window to the front and aspect and a wall mounted gas central heating boiler.

There are two generous double bedrooms across the rear and side elevations and a central fitted bathroom, offering bath with shower over, WC and hand wash basin and airing cupboard. Outside is an allocated parking space.

Communal Hallway
On the ground floor with a secure intercom linked entrance door to the communal stairs leading up to this second floor apartment.

Hallway

Lounge Diner
15'5 max x 14'10 max

Kitchen
10'0 x 9'8

Bedroom One
13'1 x 10'5

Bedroom Two
10'5 x 7'6

Shower Room
7'1 x 6'5

Driveway Allocated To Rear

Leasehold
This property is leasehold. 125 year lease starting from 31st August 2006 (104 years remaining)
Current Ground Rent £200 annual charge.
Service Charge £1533.26 (2025) annual charge. All subject to change and annual review.
Should any intending purchaser wish to live within the property, notice will be given to the tenants, and this can cause a delay to the purchase process. Draft details awaiting vendor approval subject to change.

Property construction: Standard
Parking: Drive Allocated in Shared Area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
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
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.









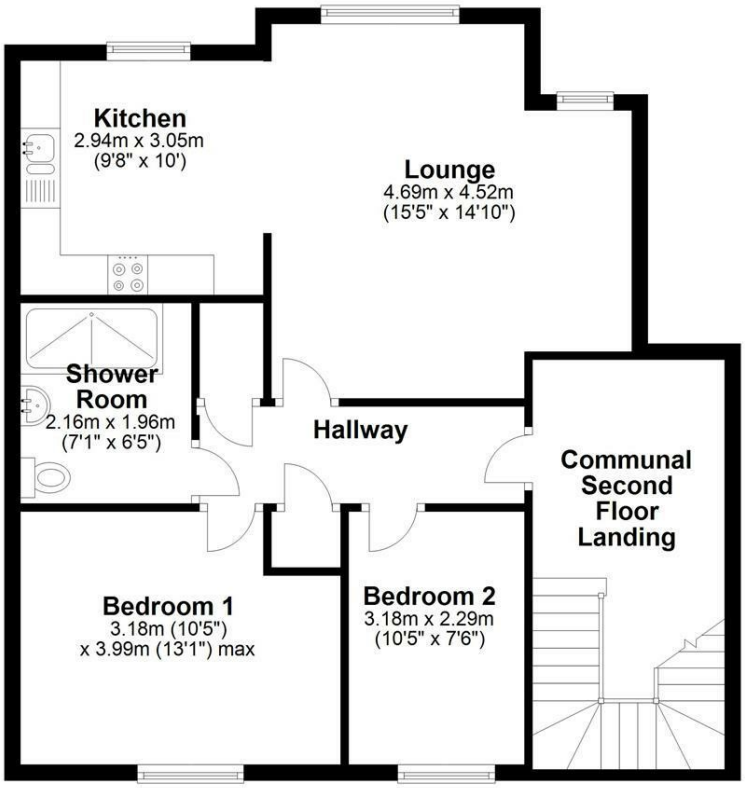






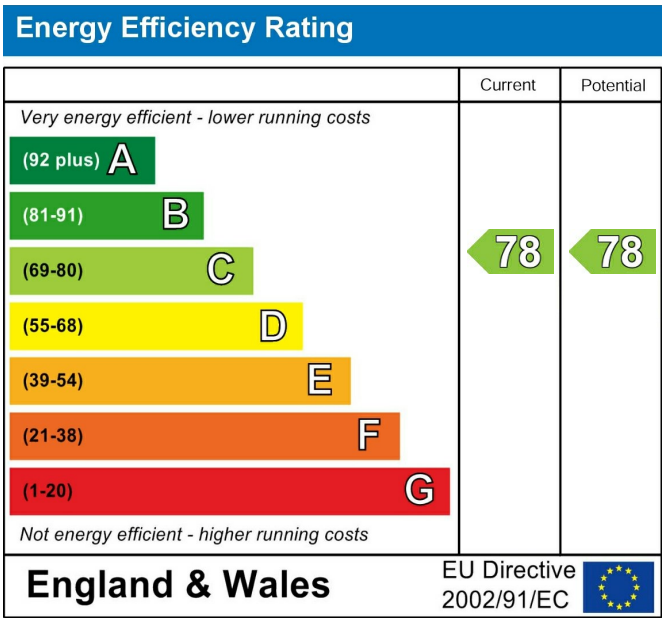


## Ground Floor




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 B** **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