



**** A Unique & Versatile Home ** Ideal First Purchase or Investment ** Two Bedrooms ****

A spacious and deceptively well-proportioned duplex apartment offering two double bedrooms, a generous open-plan lounge/diner, fitted dining kitchen with built-in oven and hob, guest cloakroom, family bathroom and driveway parking for two vehicles.

Offered for sale with no upward chain, this spacious duplex apartment represents an excellent opportunity for first-time buyers and investors alike. Situated within a popular residential development, the property enjoys convenient access to local amenities, reputable schools and excellent transport links.

Early internal viewing is highly recommended and is strictly by appointment only.



The Accommodation

A spacious, versatile and deceptively well-proportioned duplex-style apartment, occupying a popular residential location and offered for sale with no upward chain. Ideal for first-time buyers, professionals or investors alike, this attractive home provides well-planned accommodation arranged over two floors.

The accommodation is entered via a double-glazed front entrance door leading into a welcoming ground floor reception hallway, complete with a single radiator and staircase rising to the main living accommodation.

The first floor hallway/ landing provides access to the principal living space and a further staircase leading to the second-floor bedroom accommodation. The landing benefits from a single radiator and doors leading to the reception rooms. A useful guest cloakroom is fitted with a low-level WC, hand wash basin with mixer tap, built-in coats cupboard, shaver point, single radiator and a uPVC double-glazed window to the rear elevation.

Positioned to the front of the property, the spacious open-plan lounge and dining area enjoys an abundance of natural light from the large uPVC double-glazed window, complemented by a double radiator to create a comfortable living environment.

The generously proportioned dining kitchen is comprehensively fitted with a range of base cupboards and matching eye-level wall units, together with preparation work surfaces incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated appliances include an electric oven with a four-ring gas hob and extractor hood above, while there is further appliance space and plumbing for a washing machine, tumble dryer and fridge freezer. The kitchen also houses the concealed gas-fired combination boiler supplying the domestic hot water and central heating system. A double radiator, space for a breakfast table and chairs, and a uPVC double-glazed window overlooking the rear aspect complete this practical and sociable room.

The second-floor landing provides access to the loft space and serves two well-proportioned bedrooms. The principal bedroom is positioned to the front elevation and benefits from a double radiator and uPVC double-glazed window, while the second bedroom overlooks the rear garden and features a single radiator and uPVC double-glazed window.

The family bathroom is fitted with a modern three-piece white suite comprising a low-level WC, pedestal hand wash basin and panelled bath with fitted glass shower screen and thermostatic shower over. Complementary wall tiling and a single radiator complete the room.

Outside, the property enjoys the advantage of a driveway providing off-road parking for two vehicles.

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Ground Floor Hallway

First Floor

Guest Cloakroom

Lounge

4.32m max x 4.11m max into l shape (14'2 max x 13'6 max into l shape)
(7"2 min and 7"5 min) at the narrow points.

Kitchen Diner

4.11m x 2.24m (13'6 x 7'4)

Second Floor

Bedroom One

4.32m max x 4.98m max into l shape (14'2 max x 16'4 max into l shape)
(7"1 min and 7"8 min) at the narrow points.

Bedroom Two

3.28m x 2.24m (10'9 x 7'4)

Bathroom

1.98m x 1.93m (6'6 x 6'4)

Rear Driveway

Leasehold Property

The current owner retains the freehold title, therefore being sold as leasehold. in excess of 900 years remaining, the annual cost will be Ground Rent £0.00 / Service Charge £0.00 / Building Insurance cost currently up to £200 per year subject to annual review and quotations by suppliers.

Property construction: Standard

Parking: Drive

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

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.

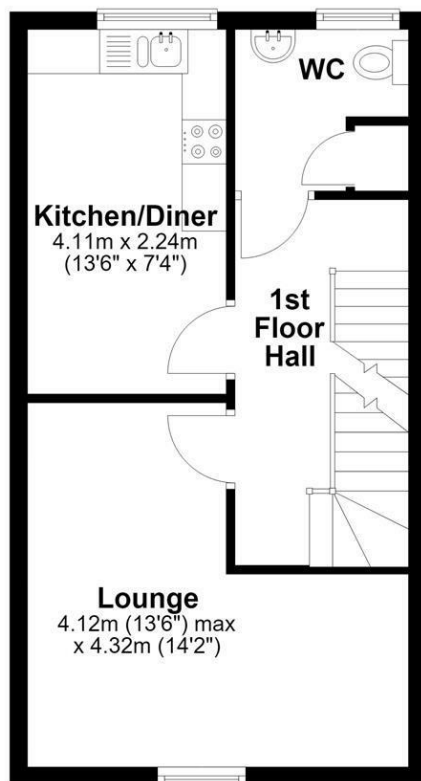
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. It may be required to obtain a deed of variation during the legal process by the vendors solicitors to satisfy the your lenders requirements due to being a modern estate. Draft details awaiting vendor approval and subject to change.



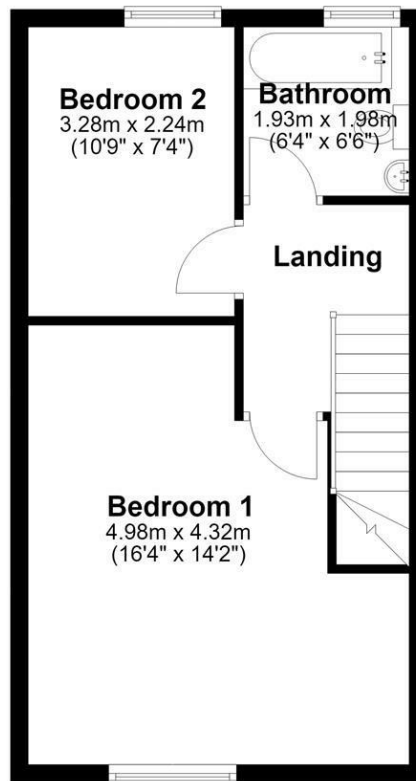




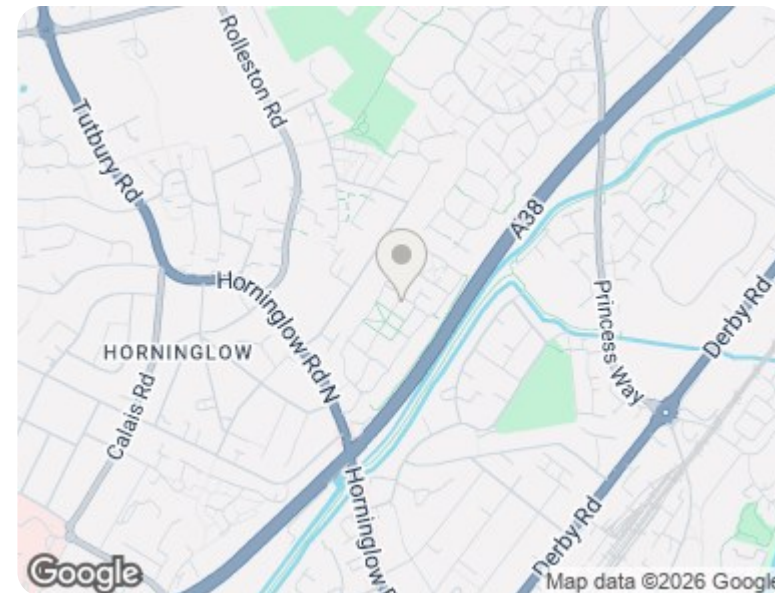
First Floor



Second 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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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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>

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