

Evershed Way, Burton-On-Trent, DE14 3LU

Nicholas Humphreys

Asking Price £99,500

LANDLORDS ONLY – TENANTED INVESTMENT – £685 PCM RENTAL INCOME.

A well-presented two-bedroom ground floor apartment conveniently situated within central Burton-on-Trent. Offering spacious accommodation comprising a reception hallway with built-in storage, lounge diner with French patio doors opening onto a small external patio area, fitted kitchen with integrated double oven and five-ring gas hob, two bedrooms and a family bathroom.

Further benefits include gas central heating, double glazing and allocated rear parking. Sold with the existing tenant in occupation, generating £8,220 per annum. An excellent opportunity for investors seeking an established rental property. Viewings strictly by appointment.





The Accommodation
A well-presented, two-bedroom ground floor apartment, conveniently positioned within the centre of Burton-on-Trent, offering an excellent opportunity for landlords seeking an established rental investment. The property benefits from spacious accommodation, gas central heating, double glazing, a small external patio area and an allocated parking space to the rear. The apartment is being sold with the existing tenant in occupation, currently generating a rental income of £685 per calendar month.

The accommodation is accessed via a communal entrance door leading into a shared hallway, with a private entrance door opening into the apartment's reception hallway. This welcoming space provides two useful built-in storage cupboards, a single radiator and a double-glazed window overlooking the rear aspect, with internal doors leading off to the bedrooms and principal living accommodation.

The lounge diner offers a comfortable and inviting living space, enjoying natural light from a double-glazed window to the front elevation and a set of double-glazed French patio doors opening onto a small external patio area. The room also benefits from single radiators and open-plan access through to the fitted kitchen, creating a practical arrangement for everyday living.

The kitchen is comprehensively fitted with a selection of base cupboards and drawers, complemented by matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in double oven and five-ring gas hob, whilst additional freestanding appliance spaces provide room for laundry appliances and refrigeration. The kitchen is finished with ceramic tiled flooring, a single radiator and a double-glazed window overlooking the rear aspect. A wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system.

The apartment offers two well-proportioned bedrooms, with the principal double bedroom positioned to the front elevation, benefiting from a double-glazed window and single radiator. The second bedroom is situated to the rear of the property, again enjoying a double-glazed window and radiator, providing flexibility for a second bedroom, guest accommodation or home office.

Completing the internal accommodation is the bathroom, fitted with a white three-piece suite comprising a low-level WC, pedestal hand wash basin and panelled bath with an electric shower above. Complementary wall tiling and a single radiator complete the room.

Outside

The apartment benefits from a small external patio area accessed directly from the lounge diner via French patio doors. To the rear of the development is an allocated parking space serving the property.

Investment Opportunity

The property is offered for sale exclusively to landlords and investors, with the existing tenant remaining in occupation. Currently generating a rental income of £685 per calendar month (£8,220 per annum), the apartment presents an opportunity to acquire an established rental investment within a convenient central Burton-on-Trent location.

All viewings are strictly by prior appointment through Nicholas Humphreys Estate Agents.

Leasehold
Ground Rent £200 per year
Service Charge 2026 £1643
All above subject to change and annual review.
Approximately 104 years remaining on lease. when writing this in 2026.

Property construction: Standard
Parking: Allocated Space
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
Photographic Disclaimer: Images may have been digitally enhanced to improve lighting, clarity and natural colour balance. Such enhancements are intended for presentation purposes only and do not materially alter the property's appearance, features or condition.
An on-site management fee will apply and leasehold fees apply.

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


ideal
KENWOOD


LOVE

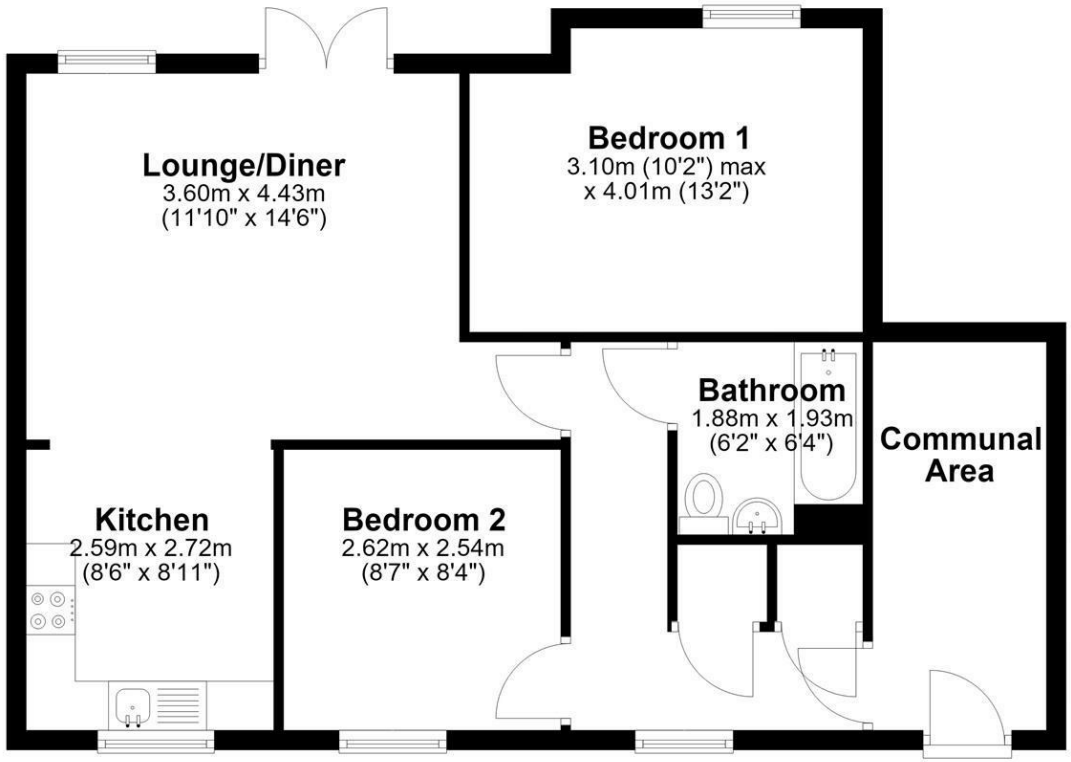

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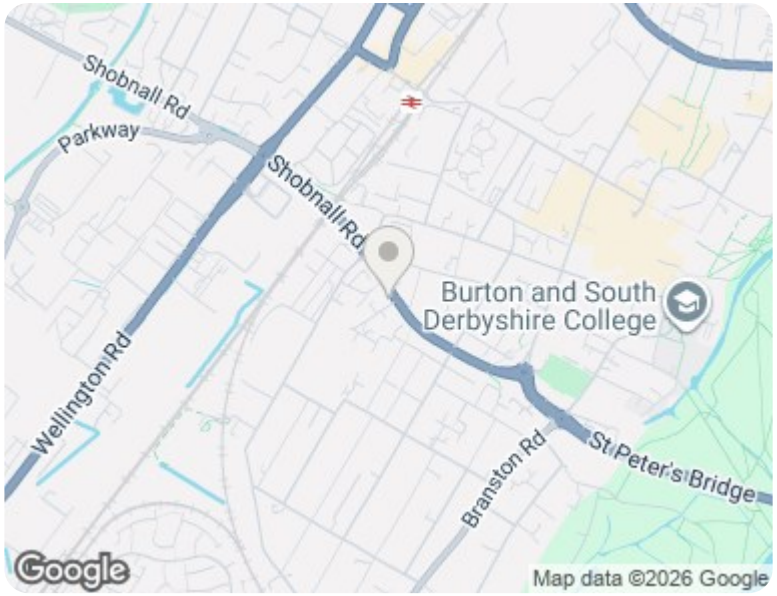


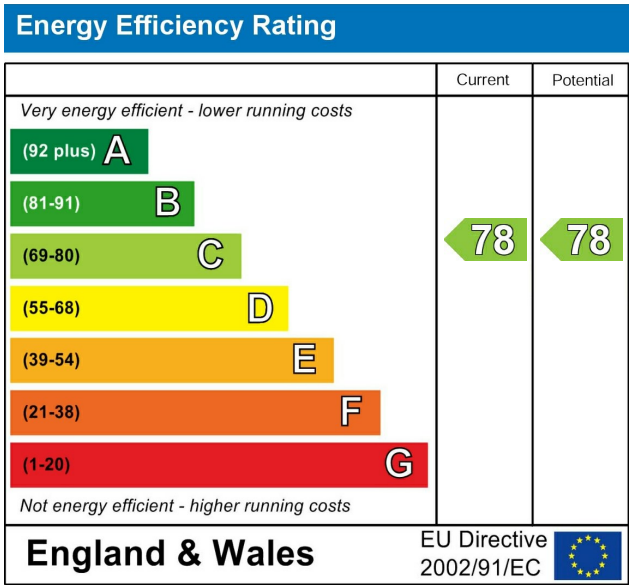


Ground Floor



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.





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

Important Notes, Charges & Selective Licence Areas Council Tax Band B Leasehold

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