



**** Landlord Investment ** Sold With Tenant In Occupation ** 1 Bedroom Coach House ****

Offered for sale is this first-floor coach house style apartment, located in the heart of Burton-on-Trent. Providing an excellent investment opportunity, the property is being sold with a tenant in occupation at £595 PCM and is available to landlords only.

The accommodation begins with a ground floor entrance door opening to a private hallway, with staircase rising to the first-floor landing. a door leads into the open plan living space, which combines the lounge, dining area and kitchen.

The property features a well-proportioned double bedroom located to the front aspect, complemented by a modern fitted bathroom. Outside, the property benefits from a driveway providing access to a single integral garage. The apartment itself is positioned above neighbouring garages, creating a unique coach house design.

The Accommodation

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The accommodation begins with a ground floor entrance door opening to a private hallway, with staircase rising to the first-floor landing. A window to the rear aspect provides natural light before leading into the open plan living space, which combines the lounge, dining area and kitchen. The kitchen is fitted with a range of matching base units and high-level wall cupboards, together with an integrated oven and four-ring gas hob with extractor hood above. There is further space for freestanding appliances including washing machine and fridge freezer. The adjoining lounge and dining areas are well lit with UPVC double-glazed windows to both front and rear elevations.

The property features a well-proportioned double bedroom located to the front aspect, complemented by a modern fitted bathroom. The bathroom comprises a three-piece white suite including WC, hand wash basin, and panelled bath with electric shower over and glass screen, all finished with complementary wall tiling and a UPVC double-glazed window.

Outside, the property benefits from a driveway providing access to a single integral garage. The apartment itself is positioned above neighbouring garages, creating a unique coach house design. The property is positioned above neighbours garages therefore a restrictive covenant will be in place, to be verified by the purchaser's conveyancer. Offered for sale with tenant in occupation, this coach house presents a ready-made investment opportunity in a highly convenient location.

Hallway

Open Plan Living Space
18'0 x 17'7

Bedroom One
12'9 max x 10'2

Bathroom
7'1 x 5'6

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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

Potentially there will be an additional on site fee for the development, as can be applicable with all modern developments, along with an insurance premium/ lease agreement for the garages located below the accommodation, please satisfy all enquiries with your acting conveyancer in advance of exchange of contracts.

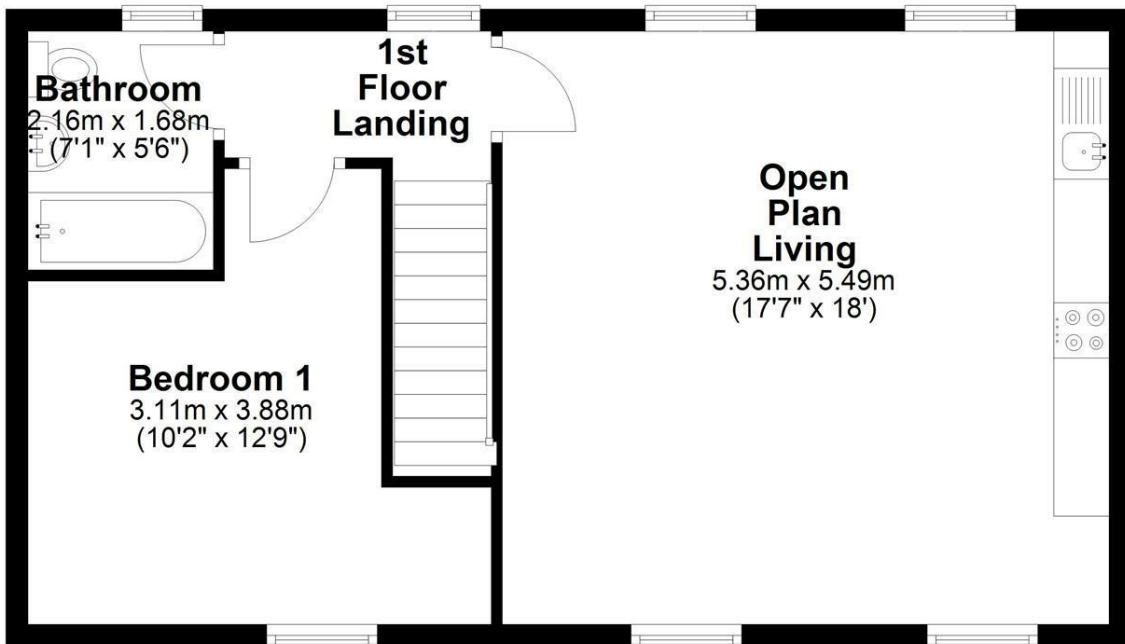
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made 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






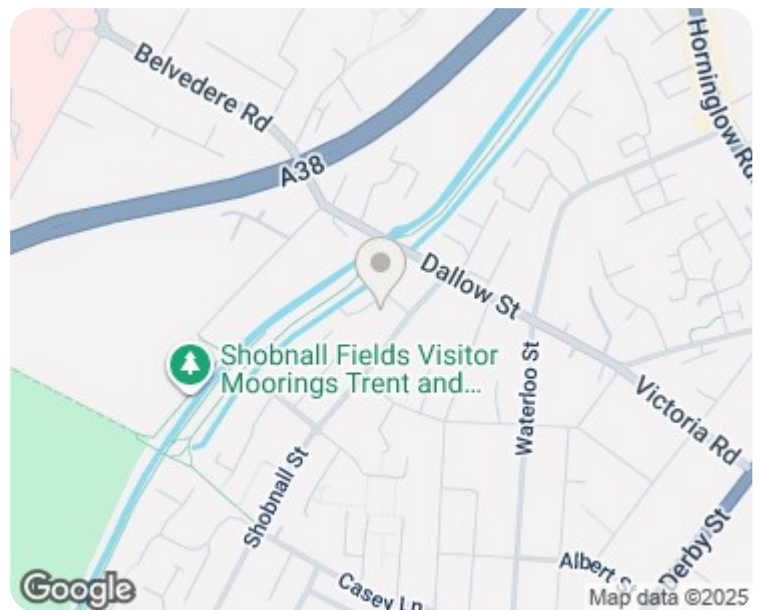
Ground Floor



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	



Council Tax Band C Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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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