



**LANDLORD ONLY INVESTMENT \*\* CURRENTLY TENANTED\*\* A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT \*\***

The apartment in brief features its own private ground floor entrance door leading into the fitted kitchen, alongside a spacious lounge/ diner, with inner hallway leading to the two good sized bedrooms and a modern bathroom with shower above the bath. The home is uPVC double glazed and gas centrally heated via the gas fired combination boiler. Outside is ample communal parking and there are communal grounds to both front and rear aspects of the building. Excellent location, good transport links and provides an attractive rental income for investors. The current rent obtained is £660 pcm This property must be seen!

## The Accommodation

### Lounge Diner

20'0 max x 11'0 max

An open plan lounge diner with uPVC sliding patio door to the rear communal garden, laminate floor and feature fire place.

### Fitted Kitchen

9'10 x 9'0

A modern fitted kitchen with a selection of units, built-in oven and electric hob, extractor hood above, wall mounted gas fired combi boiler, tile flooring and back door to the garden.

### Bedroom One

11'9 x 9'1

Located on the front aspect with window. and radiator.

### Bedroom Two

11'9 x 7'0

Located on the front aspect with window. and radiator.

### Fitted Bathroom

Fitted with a three piece bathroom suite offering WC, hand wash basin and bath with shower above and complementary wall tiling.

### Outside

The block of four individual apartments have access to the shared parking area and the front and rear enclosed garden for drying washing.

### Leasehold

The property is leasehold with share of freehold therefore the agreed annual payment for costs and building insurance is currently £540 per annum.

This figure is subject to change and the full terms of lease are to be discussed with the existing vendor and your legal conveyancer/ solicitor before exchange of contracts.

The original lease term was 999 years with approximately 967 years remaining.

### Tenanted Property

The property has long term tenants in place paying £660 pcm, any intending purchaser will require suitable buy to let finance or cash purchase, being sold with tenant in occupation.

Awaiting up to date EPC data inspection.

Property construction: Standard

Parking: Shared Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://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.

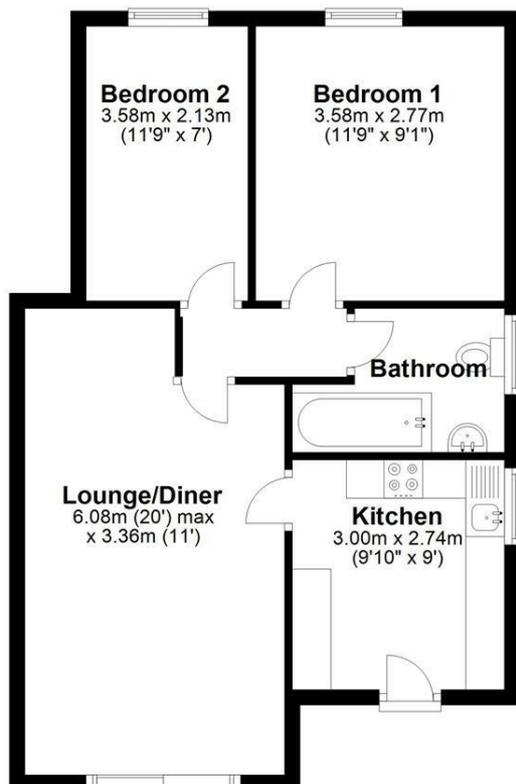
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

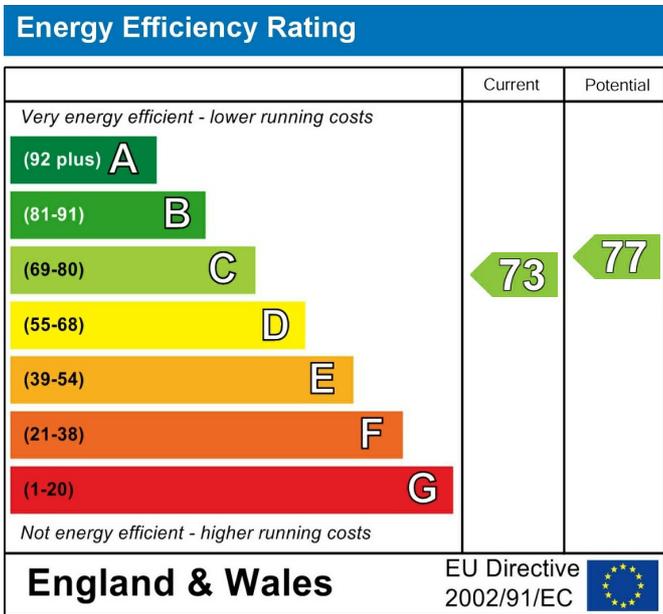




**Ground Floor**



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 A Leasehold - Share of Freehold**

**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. 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>