



Saw Mill Way, Burton-On-Trent, DE14 2JL

Nicholas
Humphreys

£89,950

**** Landlords Only Investment Purchase ** Popular Location ** Ready to View ****

Nicholas Humphreys are proud to bring this stunning one bedroom coach house apartment to the market. The property is situated in the popular "Saw Mill Way Development", and is located close to local shops and amenities and within walking distance to the Queens hospital and the town centre. The property benefits from having electric heating, uPVC double glazing, allocated off road parking to the rear and a ground floor shared store. The internal accommodation offers lounge, kitchen with built-in oven and hob, master double bedroom and bathroom. The home is tenanted and can be sold as an ongoing investment with a tenant paying £625 PCM.



ENTRANCE

UPVC door to front elevation into staircase giving access to the first floor. Doorway giving access to the first floor coach house.

LOUNGE/DINER

3.58m x 2.74m (11'9" x 9'0")

Having UPVC double glazed windows overlooking the front elevation of the property, electric heater and carpet to the floor. Opening giving access to the fitted kitchen. and a built-in storage cupboard.

KITCHEN

2.95m x 2.16m (9'8" x 7'1")

Fitted with a range of modern wall and base units, integrated oven, hob and extractor. UPVC double glazed window overlooking the rear elevation of the property. Electric heater and vinyl to the floor.

BEDROOM ONE

3.15m x 3.05m (10'4" x 10'0")

Having a UPVC double glazed window overlooking the front elevation of the property. Electric heater and carpet to the floor.

BATHROOM

Fitted with a three piece family bathroom suite with mains fed shower over the bath. low level wc, wash hand basin, electric heater and vinyl to the floor.

Leasehold & Tenancy

The home can sold with the tenant in occupation, paying £625 on an AST agreement. Should the buyer wish to live within the home, and notice will need to be issued to the tenant to vacate..

The property is leasehold and has a ground rent payment of £150 Per Year with a monthly management fee of £111.26 for August 2024 onwards with an annual review.

The lease was issued on 01/01/2012 for 155 years.

Property construction: Standard

Parking: Driveway (in a shared location)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Room Heaters

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

Anti-Money Laundering (AML) Requirements

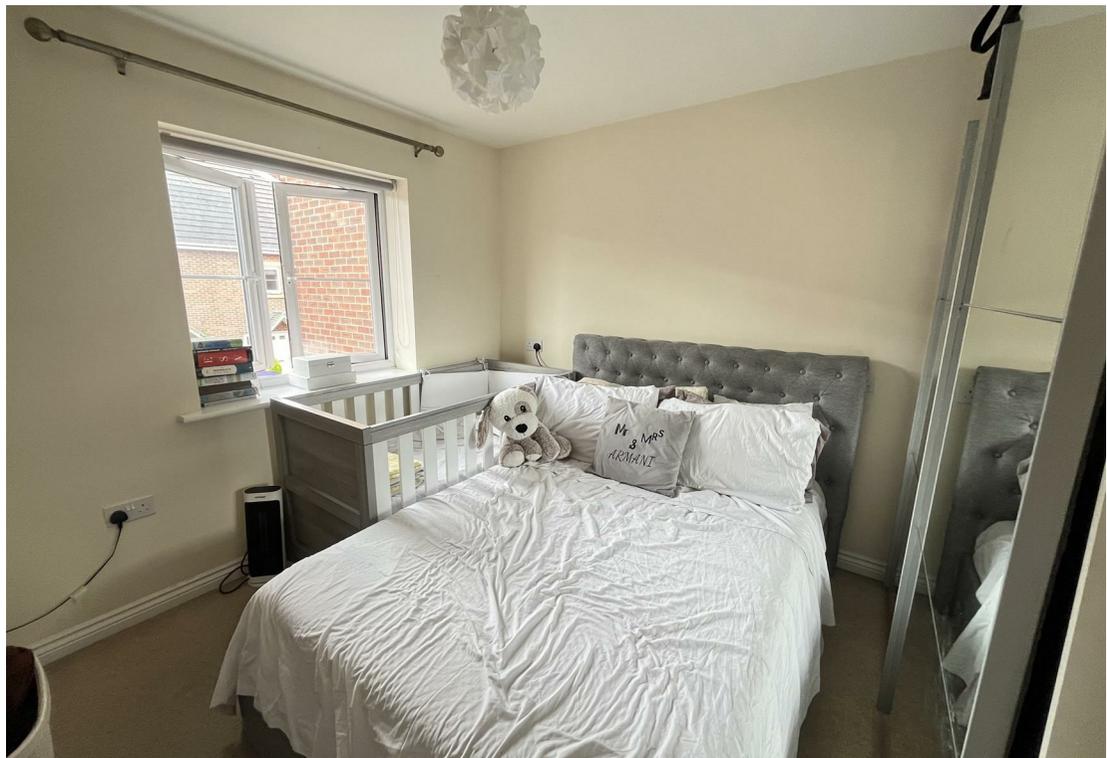
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance 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.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries

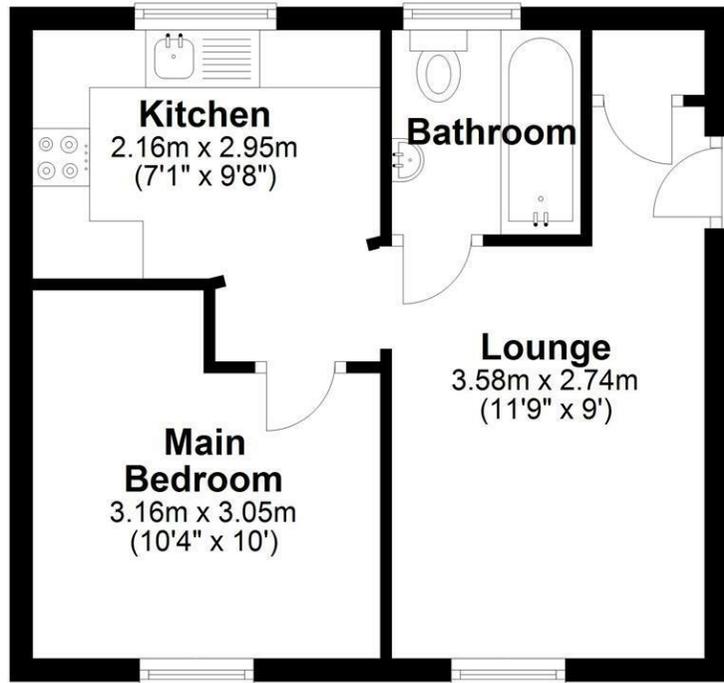
made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

All the above and leasehold information is subject to change and annual review.

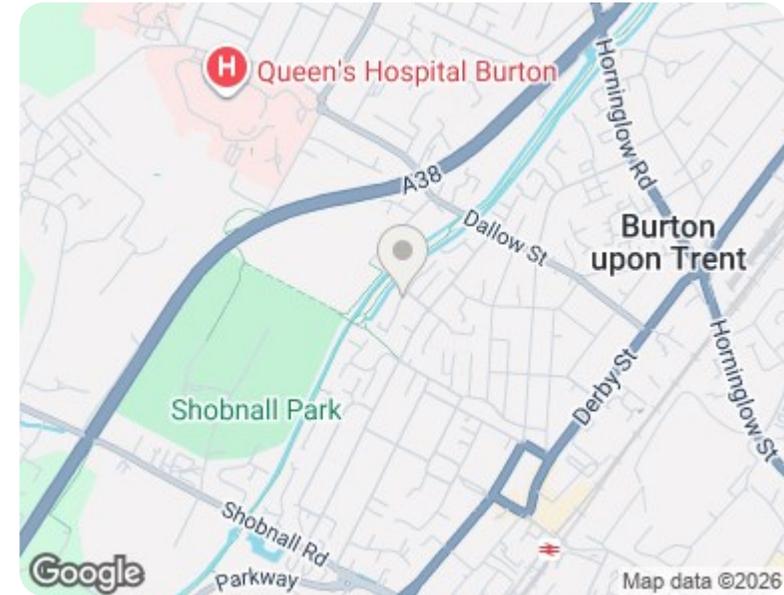
Draft details awaiting vendor approval and subject to change



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	70	78
(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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