



Grants Yard, Burton-On-Trent, DE14 1BD

Nicholas
Humphreys

Asking Price £140,000

**** Duplex Apartment ** Two Double Bedrooms ** Historic Conversion ** Permit Parking ****

A spacious and characterful two-bedroom duplex apartment positioned within an impressive historic converted building in the heart of Burton-on-Trent.

The accommodation features a generous lounge diner, fitted kitchen, family bathroom and two double bedrooms, with an impressive upper-floor master suite boasting a vaulted ceiling with exposed A-frame beams, dressing area and en-suite shower room.

Further benefits include allocated parking and electric central heating. Offered for sale with no upward chain.



The Accommodation

Positioned within an impressive historic converted building in the heart of Burton-on-Trent, this spacious first-floor duplex apartment offers an abundance of versatile living accommodation arranged over two levels. Retaining plenty of character and benefiting from a particularly impressive master bedroom suite with vaulted ceiling and exposed beams, the property is offered for sale with no upward chain and benefits from allocated parking.

The development is approached through a secure communal entrance door, opening into a delightful central courtyard. Steps rise to the first-floor level, where an entrance door leads into a communal hallway and onwards to the apartment's private entrance.

On entering the apartment, through the vestibule into a welcoming hallway providing access to the principal accommodation, with inset ceiling spotlights and a staircase rising to the upper level. An airing cupboard houses the electrically supplied central heating boiler, providing domestic hot water and serving the radiators throughout the home. The staircase itself features contemporary chrome handrails with glazed insets.

The generously proportioned lounge diner occupies a corner position within this historic building and enjoys windows to both the front and side aspects, allowing plenty of natural light into the room. Double radiators and inset ceiling spotlights complete this versatile living and dining space.

The fitted kitchen provides a selection of base units and matching eye-level wall cupboards, complemented by preparation work surfaces incorporating a sink unit. There is a built-in oven with four-ring electric hob and extractor hood above, together with space for a fridge freezer and plumbing and appliance space for a washing machine. A double radiator completes the room.

Also positioned on this level is the second double bedroom, featuring windows to the front aspect, a double radiator and useful built-in wardrobe.

The family bathroom is fitted with a white three-piece suite comprising WC, hand wash basin and panelled bath with thermostatic shower above and fitted glass shower screen. Further features include a shaver point and windows to the front aspect.

A staircase with chrome handrails and glazed insets rises to the upper landing and the impressive master bedroom suite. A particular feature of this room is its striking vaulted ceiling with exposed A-frame beams, adding considerable character to the accommodation. Windows to both the front and rear aspects provide plenty of natural light, while the room also incorporates a dressing area with built-in triple wardrobes with sliding doors, additional radiators and a useful walk-in storage cupboard.

Completing the master suite is a private en-suite shower room, fitted with a WC, hand wash basin and shower enclosure, together with a radiator and window to the side elevation.

Outside, the property benefits from an allocated parking space within the development's parking area, with a permit required.

This characterful and generously proportioned duplex apartment offers versatile accommodation that could prove ideal for a small family, couple or purchaser looking for spacious town-centre

living within a distinctive historic setting.

Offered for sale with no upward chain. All viewings are strictly by appointment only.

Leasehold

Approximately 103 years left on the lease. Start date 26/08/2004 End date 26/08/2129
Annual service charge £1185 annual payment in 2025, awaiting up to date figures for service charge 2026. (Annual Review)
The vendor has informed us there is no ground rent charge.

Property construction: Historic Building Conversion. Conservation area.

Parking: Parking space with permit

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

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.

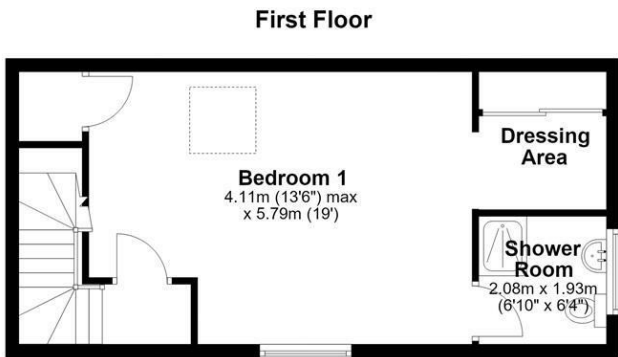
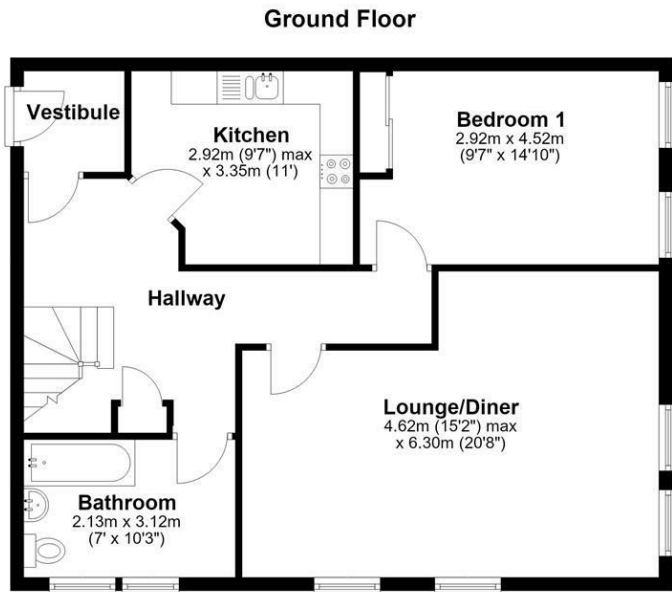
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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. Draft details awaiting vendor approval and subject to change









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	69	72
(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. 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>

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