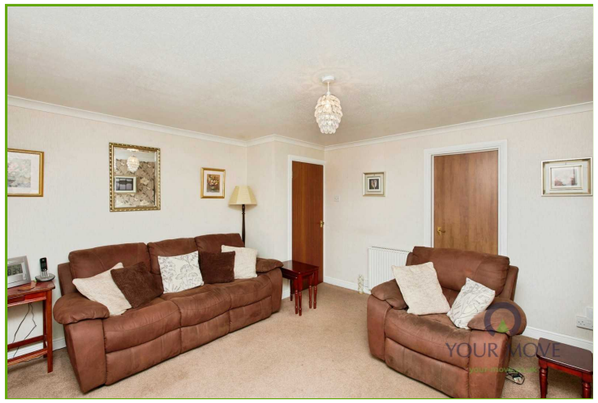
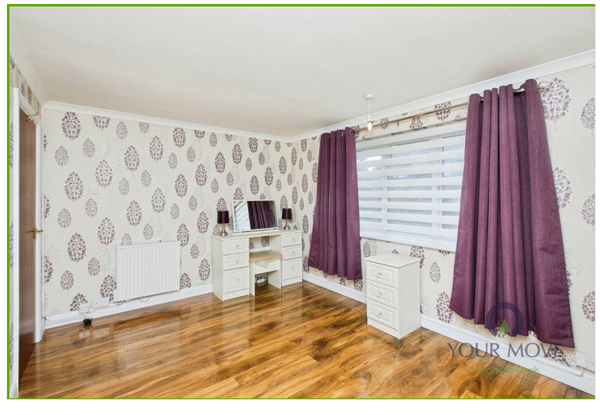
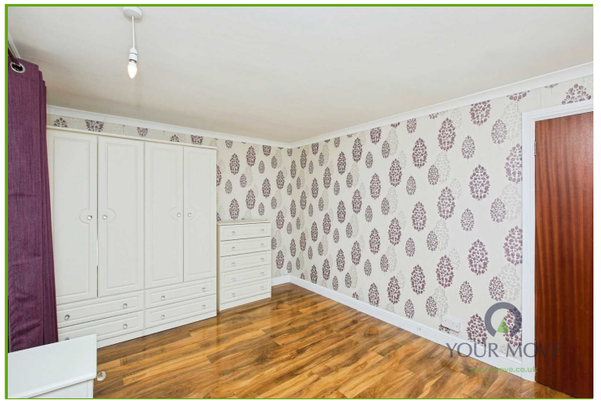
















Meredith Close, Burton-on-Trent,
Staffordshire, DE14

Guide Price: £85,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Meredith Close, Burton-on-Trent, Staffordshire, DE14

Guide Price: £85,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: E
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Potential Rental Yield 9%
A well-presented ground floor 2-bedroom flat for sale in Burton-on-Trent, offering a practical layout with separate kitchen and reception room, convenient access to town-centre amenities and transport links to Birmingham and Derby, and an EPC rating of E in Council Tax Band A.

Description
Potential Rental Yield 9%
This ground floor 2-bedroom flat is for sale in Burton-on-Trent and is presented in good condition, offering a practical layout with one reception room, a separate kitchen and a bathroom.
Situated in a residential area of Burton-on-Trent, the flat is well placed for access to the town's amenities, including a range of shops, supermarkets and cafés in the town centre. Burton is known for its brewing heritage and riverside walks along the Trent, providing pleasant outdoor spaces nearby.
Burton-on-Trent railway station offers services to Birmingham New Street and Derby, with typical journey times of around 30–35 minutes to Birmingham and under 15 minutes to Derby, making this a useful location for commuters. Road links connect easily to the A38 for travel towards Lichfield and Derby.
The property has an EPC rating of E and falls within Council Tax Band A.

Entrance Hall

Bedroom One
13`9 x 10`0

Bedroom Two
12`0 x 9`9

Shower Room WC
6`8 x 5`7

Lounge Diner
13`11 x 13`6

Kitchen
9`8 x 8`9

Garden

Parking

Leasehold

Council Tax Band
A East Staffs

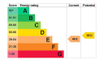
Auction Terms
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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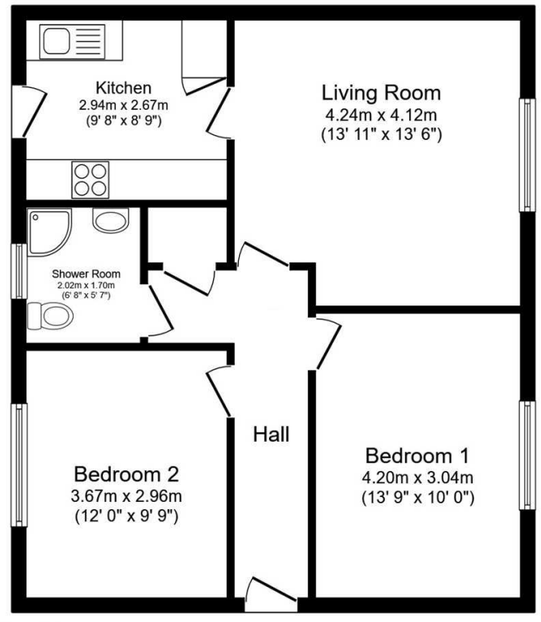
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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