



Pipers Way
Burton-on-Trent
Staffordshire
DE14

Offers in Excess of £95,000

bettermove

Pipers Way

Burton-on-Trent

Bettermove are proud to present this 2 bedroom flat in Burton-on-Trent, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and garage.

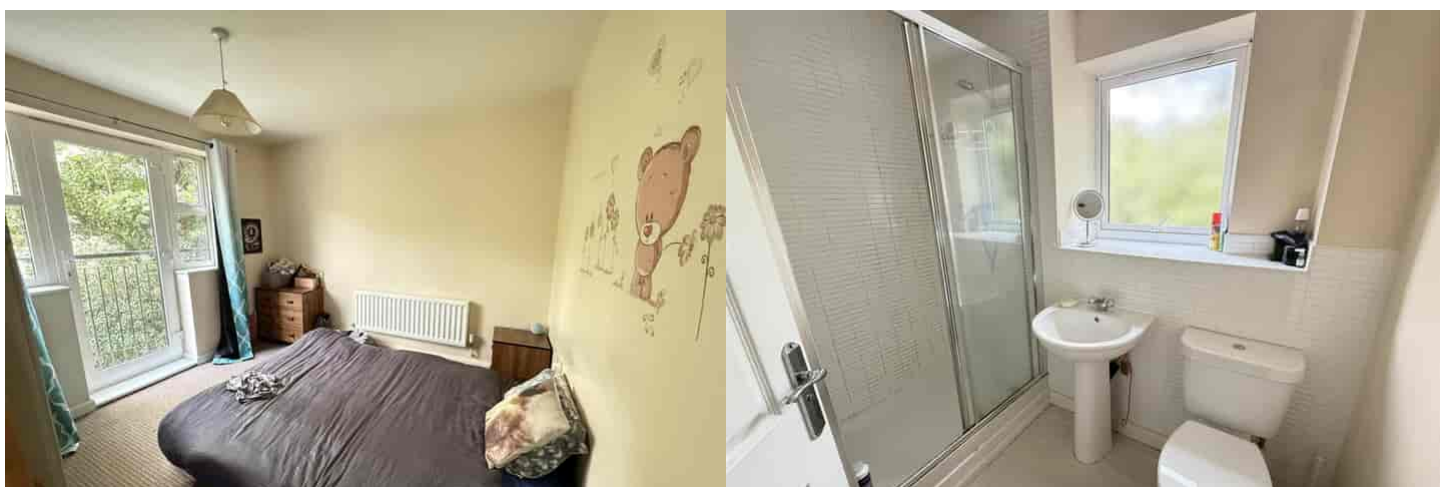
The council tax band is B.

This is a leasehold property with 978 years remaining on the lease; the ground rent is £181.00 per annum and the service charge is £1,435.00 per annum.

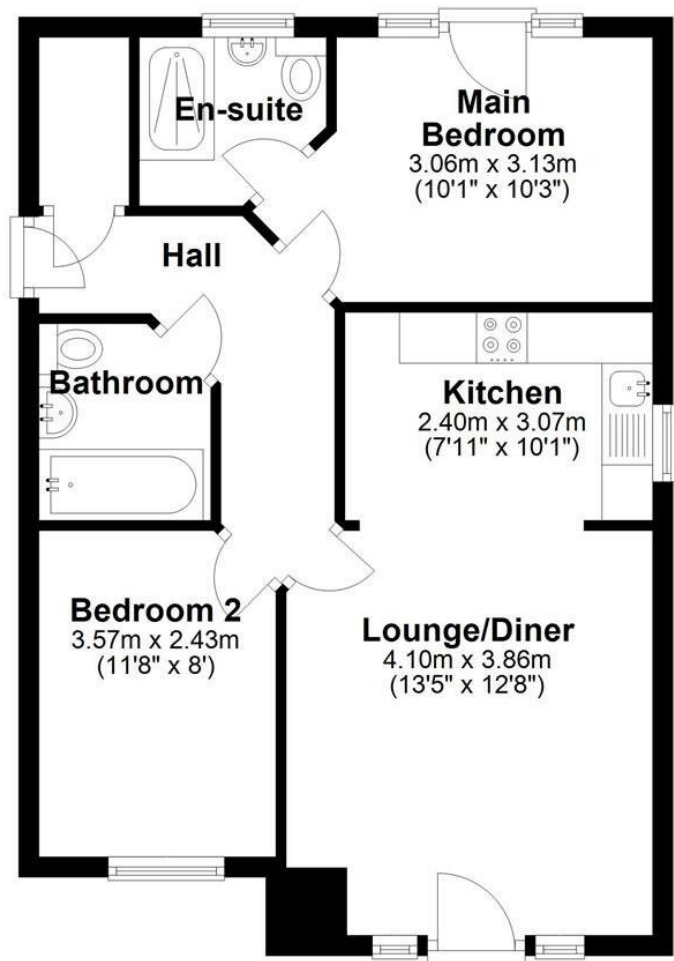
The interior of this well presented, first floor property comprises a spacious open plan living/dining area, fitted kitchen, two double bedrooms, with an additional en-suite for the master bedroom and a family bathroom.

Located in the popular town of Burton-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Burton-on-Trent Railway Station, a variety of local bus routes, and quick access to the A38, leading to the M6.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk