





Buyers must be made aware there is a tenant in situ for a 6 month agreement which ends in July 2024.

The apartment is perfectly suited to first time buyers. Situated in the prestigious Hawthornden Manor, is this incredibly spacious two-bedroom apartment offering a multitude of characterful and original features. The manor was built for Samuel Brassington Bamford (1845-1932) and was converted into flats by 1978. The apartments represent a rare opportunity for buyers. The property is accessed off the Bramshall Road of Uttoxeter and through a treelined drive as you approach the Manor. Externally, there is off-road parking space available to the property frontage with mature shrubs and plants surrounding the building. There are stone steps leading up to the building and stunning staircase leading up to the first-floor dwelling.

Internally, the open hallway provides entry to all the rooms, including kitchen, lounge with original bay stone mullion window, two double sized bedrooms and family bathroom.

The property is conveniently located just on the outskirts of the Uttoxeter Town Centre but within easy access to local amenities such as shops, schools, leisure centre and still only a short walk to the centre of Uttoxeter. Easy access to A50 which links all major road links and a short drive from the Peak District. Viewings on this property must be arrange via ABODE on and by appointment only.



## Leasehold Information

We are informed, that prior to completion, the vendor has agreed to extend the lease by 100 years to the existing remaining lease of 55 years, totalling a 155 years on completion. The ground rent is paid twice a year, at £30.00, paid in April and October (Gross: £60.00 per annum). Forming part of Hawthornden Manor, the service charges are based on the freeholders expenditure for the previous year, split equally into eighths (as there are 8 apartments in the building). Last years management fees totalled circa £600 for the year (£50.00 per month average), however, should more work be required on the building/communal areas, these fees are adjusted accordingly.

## Landing

Central heating radiator, original coving to ceiling and intercom telephone system, door entry leading to

## Kitchen

With wooden window to the side elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complimentary tiling. Surrounding appliances include a stainless steel sink and drain, freestanding four ring electric hob with gas cooker and oven, central heating radiator, central heating gas boiler, original pantry cupboard with eye level shelving.

## Lounge

With an original stone mullion bay window to the front elevation, the focal point of the room being the electric fireplace with timber adam style surround, TV aerial point, central heating radiators



## Master Bedroom

with fire escape door, leading to an external staircase entry and exit, central heating radiator

## Bedroom Two

with a wooden window to the side elevation, central heating radiator

## Bathroom

Featuring a three-piece bathroom suite comprising of low level W/C with continental flush toilet, pedestal wash basin with mixer tap, bath unit with electric shower over,







central heating radiator. With a frosted window to the side elevation is the hot water emersion tank with eye level shelving, central heating radiator







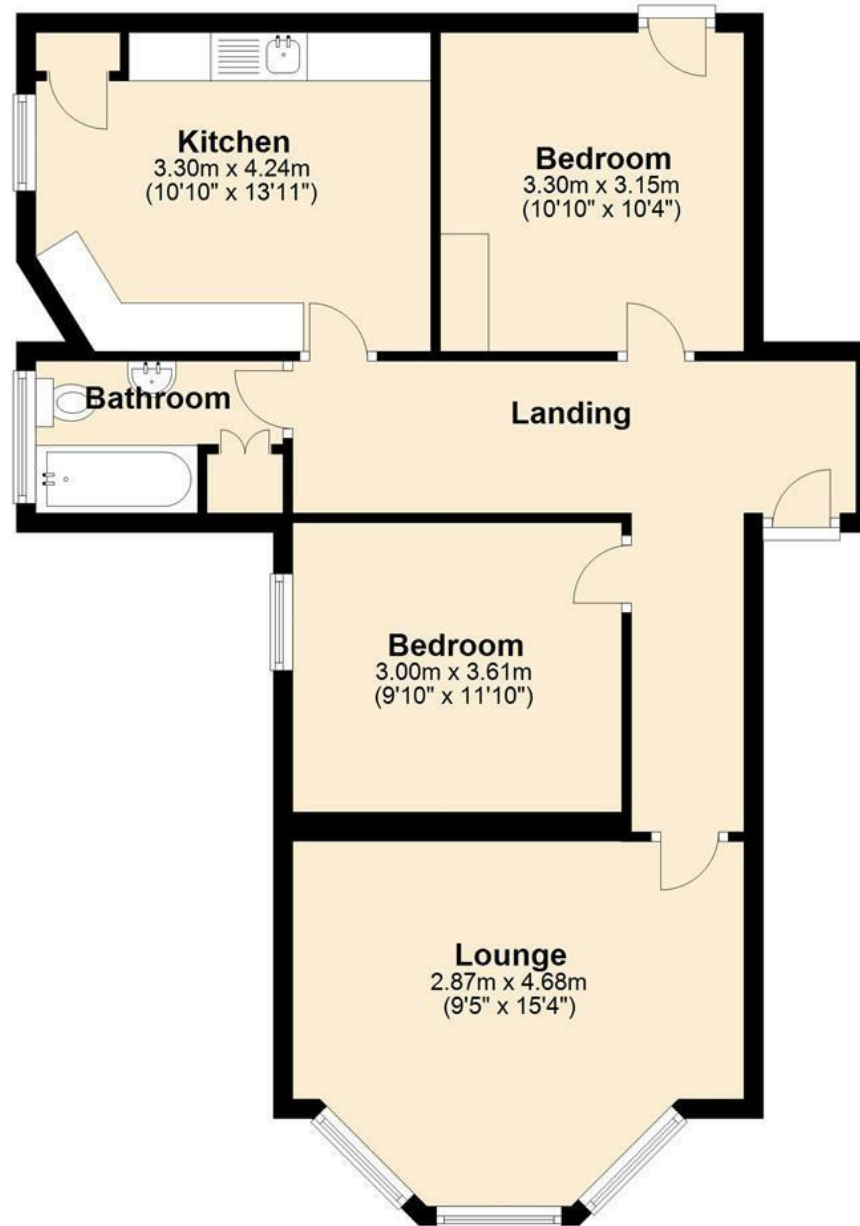






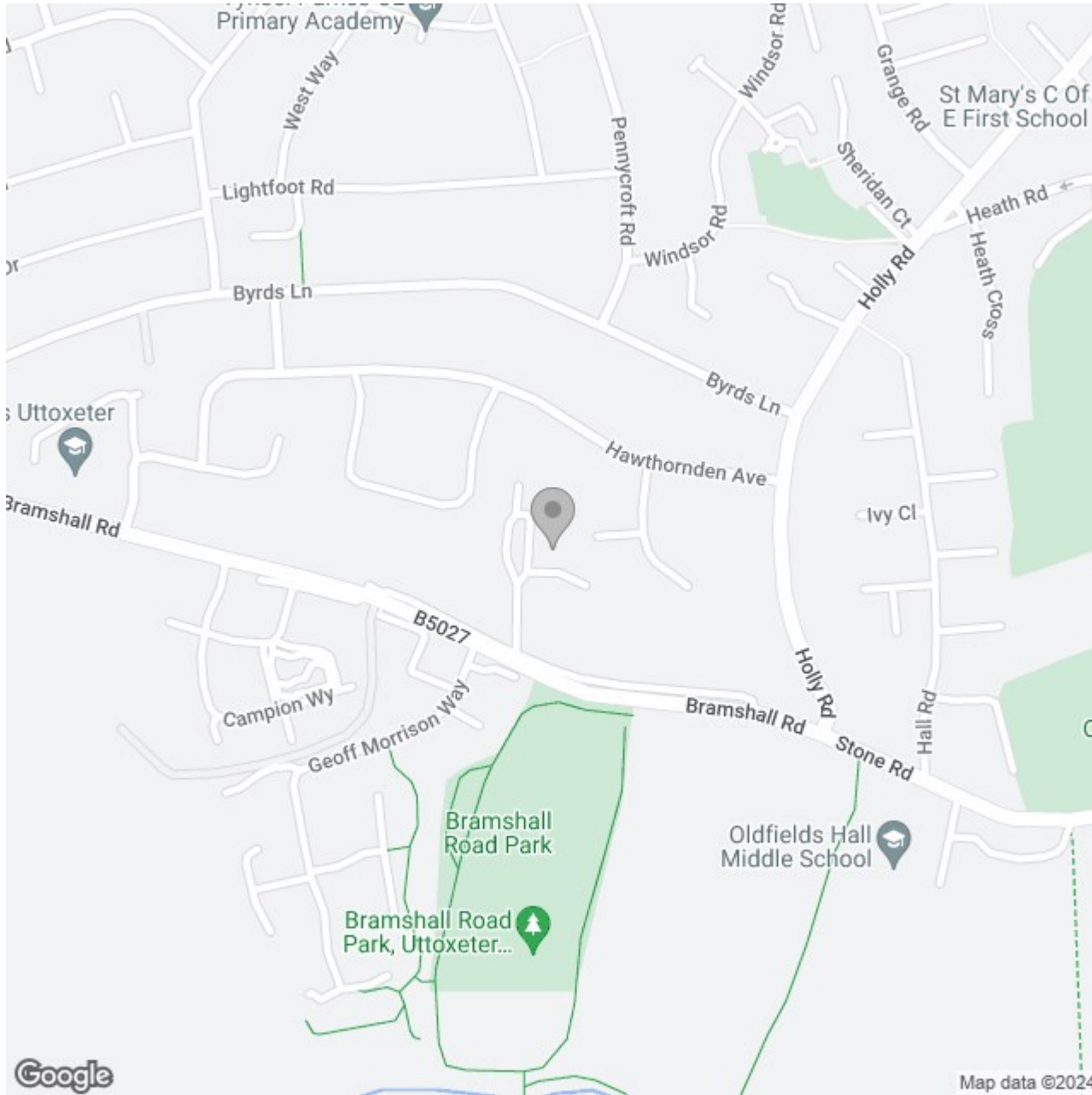
## First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	