





**** 25% OWNERSHIP GROUND FLOOR APARTMENT**

**** NEW KITCHEN AND SHOWER ROOM ****

The property benefits from uPVC double glazing, a gas central heating system, and a fully refurbished kitchen and shower room. Being a ground-floor apartment, it is ideal for elderly residents or those seeking easy accessibility.

Accessed through a communal hall with an intercom system, the apartment features an open-plan living and dining area with full-height windows, two double bedrooms, and a modernized shower room with a fully tiled shower, WC, and washbasin. The refurbished kitchen offers fitted units, tiled splashbacks, space for appliances, and a wall-mounted boiler.

Located on the edge of Uttoxeter, the property enjoys proximity to good schools, shops, leisure facilities, and the famous Uttoxeter Racecourse. It has excellent transport links via the A50 (M1/M6), local railway station, and nearby towns including Derby, Stoke, and Stafford.



The property includes an allocated parking space at the front and a communal rear garden. For viewings, please contact Abode Estate Agents.



Shared Ownership/Leasehold Information

Trent & Dove Housing Association

25% Ownership with 75% Rent payable per month to the housing association

Financial Breakdown:

Full market value: £120,000

Representative 25% share value: £30,000

Rent on unowned share (75%) : £324.12 per month

Service charge is £98.96 per month

Lease commenced 2006 Term 99 Yrs with 80 Yrs remaining.

All interested parties will be required to complete a Trent & Dove application (forms can be provided) which will need to be completed and returned prior to the property being taken off the market. Any applicants will also be referred for an affordability assessment to ensure that the purchase is sustainable – this is a mandatory part of the application process and will apply to all applicants.

Porch

With electrical consumer unit, telephone intercom, carbon monoxide detector, internal door leading to:

Hallway

With central heating radiator, doorbell chime, smoke alarm, thermostat, central heating radiator, utilities cupboard with eye-level shelving, internal doors lead to:

Lounge

With a set of UPVC double glazed French doors with Juliet balcony and adjoining double glazed unit to the front elevation, central heating radiator, TV aerial point and telephone point.





Kitchen

With a recently upgraded design, the kitchen boasts a UPVC double-glazed window to the rear elevation and features a range of refitted base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces and stylish tiling. Integrated appliances include an oven/grill, a four-ring electric hob with extractor fan, and a composite sink and drainer with a mixer tap. The kitchen also offers a built-in dishwasher, plumbing space for additional white goods, a central heating radiator, and a smoke alarm. Housing the newly fitted Worcester Bosch gas boiler, the kitchen exemplifies modern convenience and style.

Shower Room

With a recently updated design, the shower room features a UPVC double-glazed frosted glass window to the rear elevation and a modern three-piece suite. This includes a low-level WC with continental flush, a pedestal wash hand basin with a mixer tap, and a double shower cubicle with a sliding glass screen and a luxurious waterfall showerhead. Complementary wall tiling, a heated towel radiator, and an extractor fan complete this contemporary space.

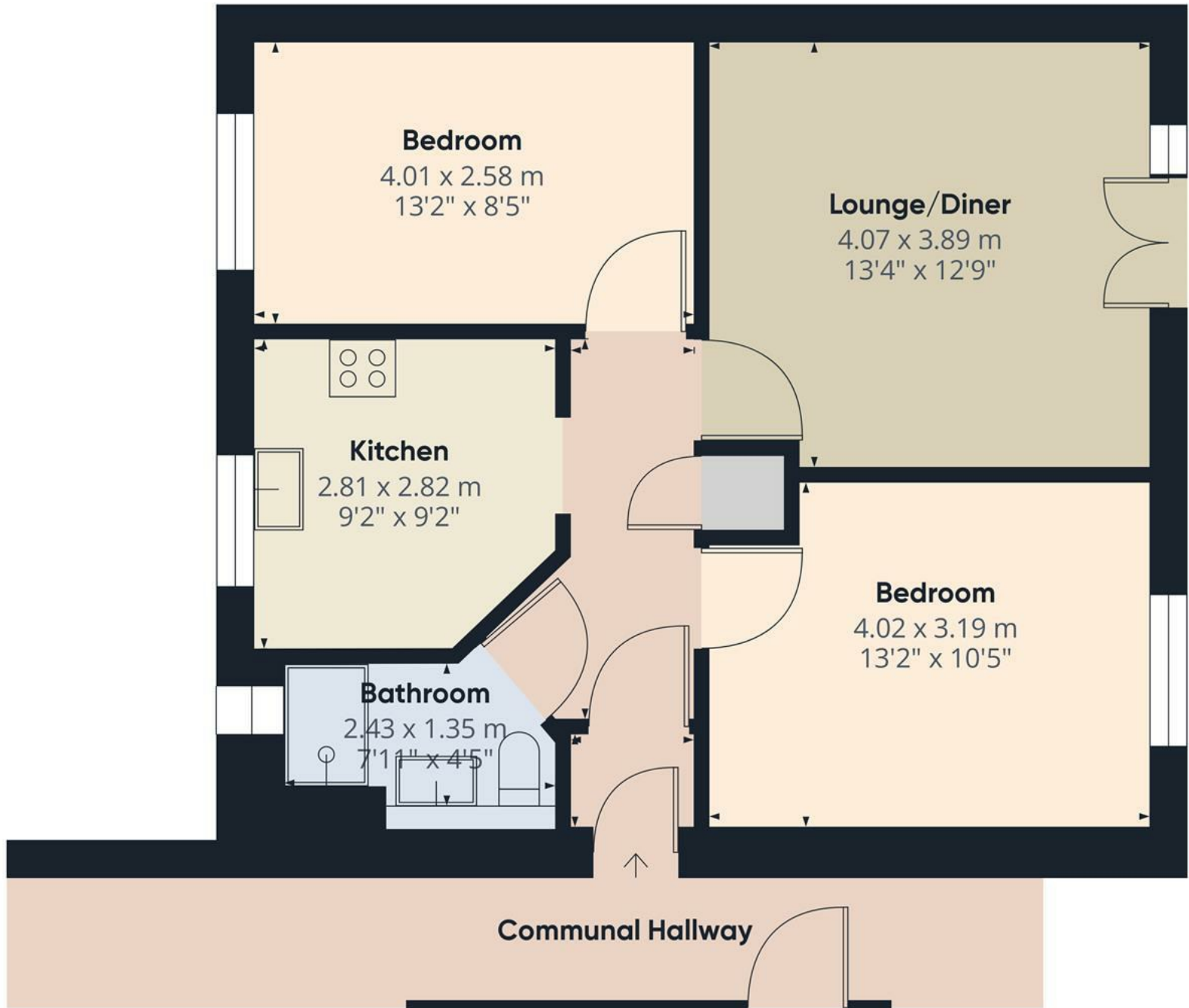
Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point and telephone point.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.





Bedroom
4.01 x 2.58 m
13'2" x 8'5"

Lounge/Diner
4.07 x 3.89 m
13'4" x 12'9"

Kitchen
2.81 x 2.82 m
9'2" x 9'2"

Bathroom
2.43 x 1.35 m
7'11" x 4'5"

Bedroom
4.02 x 3.19 m
13'2" x 10'5"

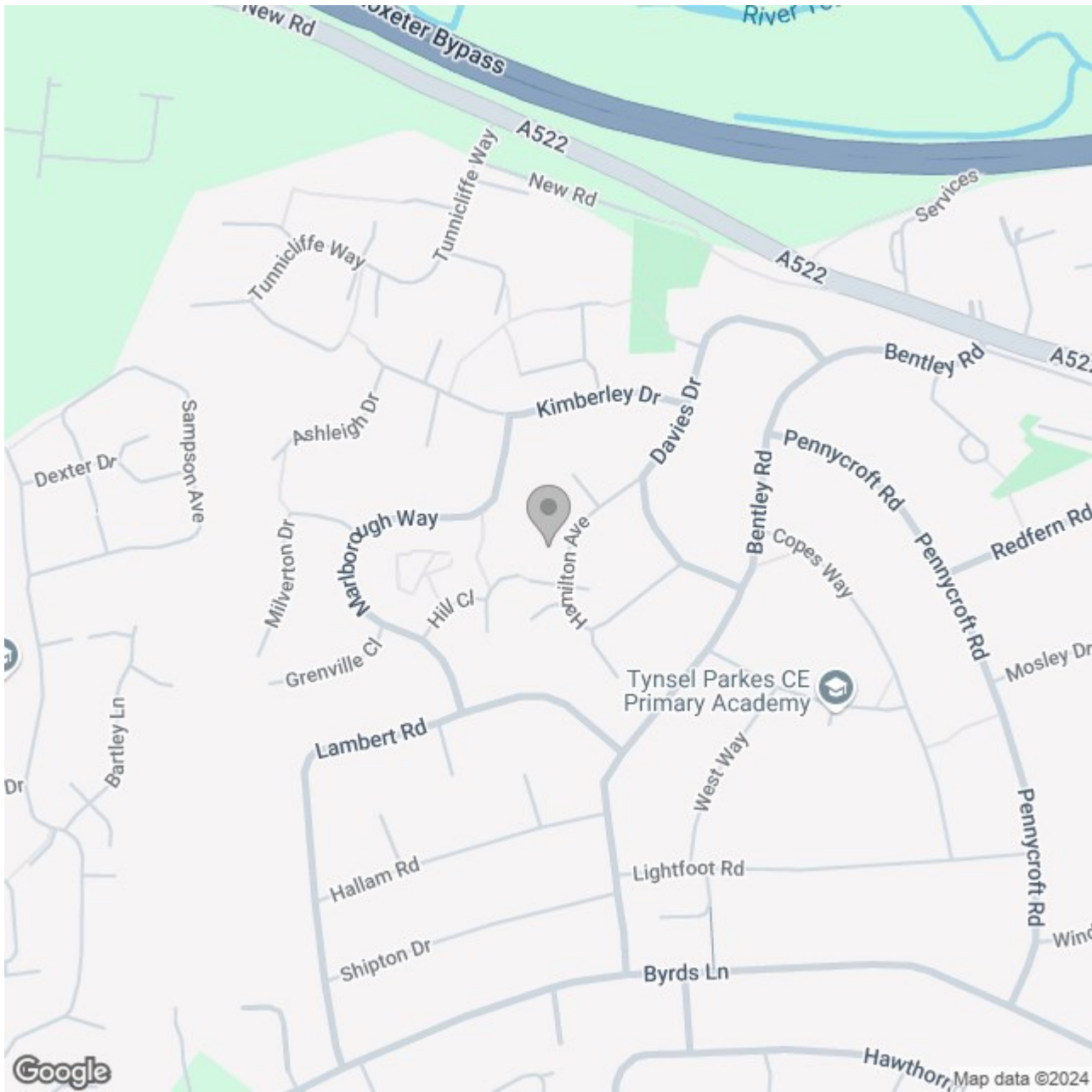
Communal Hallway

Approximate total area⁽¹⁾
55.65 m²
599.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	