



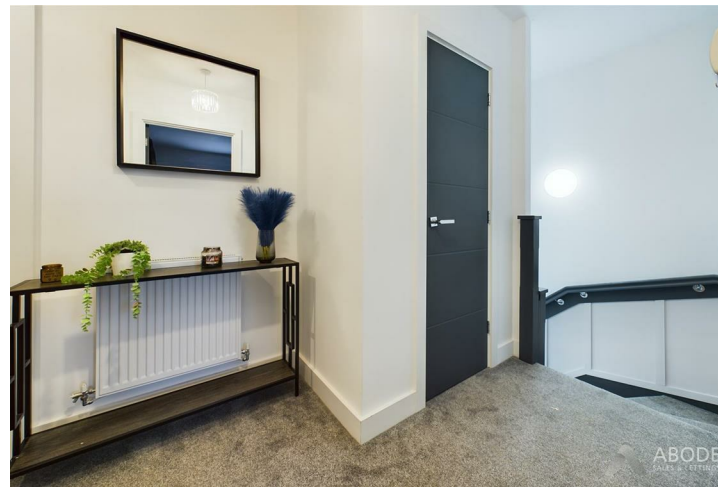




**\*\* TWO BEDROOM APARTMENT \*\* EASY  
MAINTENANCE \*\* LOW ENERGY BILLS \*\* 20%  
DISCOUNT \*\* RULES APPLY WITHIN \*\***

This modern two-bedroom first floor apartment, built by St. Modwen Homes in 2021, occupies a scenic position overlooking the rural aspects of the sought-after second phase of the Bramshall Meadows development. Designed with practicality and comfort in mind, the property includes tandem parking for two vehicles and benefits from East Staffordshire's discounted housing scheme, which provides a 20% reduction on the open market value.\*

Situated on a corner plot, the apartment is accessed via a newly constructed road, offering convenience and easy access to local amenities. The A50 dual carriageway is nearby, linking the M1 and M6 motorways and providing connections to the cities of Derby and Stoke-on-Trent. This well-proportioned home is an excellent opportunity for first-time buyers to step onto the property ladder, combining modern living with a peaceful rural outlook.



**ABODE**  
SALES & LETTINGS

### \*CRITERIA WHICH MUST BE MET

You must be an eligible person to qualify to purchase this home. In order to qualify you must adhere to the following:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.

You must intend to occupy the dwelling as your sole residence.

You must be able to demonstrate a 'local connection' to this property (including living in the East Staffordshire area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

This criteria will be verified by the local authority.

Please contact us for criteria on this.

\*Price advertised is the discount to market price with 20% discount for eligible persons only.

### Leasehold Info

Ground rent TBC

Service charge £126.91 per annum.

Freeholders: St Modwens Homes Ltd.

### Hallway

With a private composite front entry door leading into, central heating radiator, panelling to wall coverings, staircase rising to the first floor landing.

### Landing

With access to loft space via loft hatch, electrical consumer unit, thermostat, smoke alarm, central heating radiator, utilities cupboard and internal doors leading to:



### Living Kitchen/Diner

With 3x UPVC double glazed windows to front and side elevations overlooking the attenuation pond for the development. A range of integrated appliances to the kitchen include a four ring stainless steel gas hob with matching extractor hood,/grill, composite sink and drainer with mixer tap, central heating combination gas boiler, washing machine, dishwasher and fridge and freezer. The remainder of the kitchen has two central heating radiators, smoke alarm and door leading to a useful pantry cupboard.











### Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobes with mirrored fronts comprising of hanging rails and shelving.

### Bedroom Two

Currently used as a separate lounge, but was the original second bedroom; comprising of a UPVC double glazed window to the solid elevation and central heating radiator.

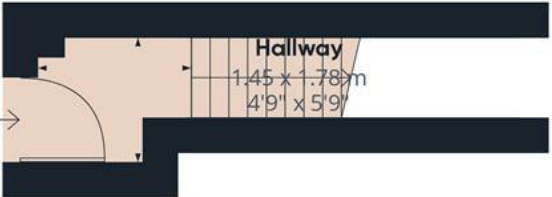
### Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC, floating wash hand basin with mixer tap, bath unit with glass screen, shower over and complementary tiling to wall coverings, chrome heated towel radiator and extractor fan.









Floor 0

Approximate total area<sup>(1)</sup>  
60.36 m<sup>2</sup>  
649.72 ft<sup>2</sup>



Floor 1

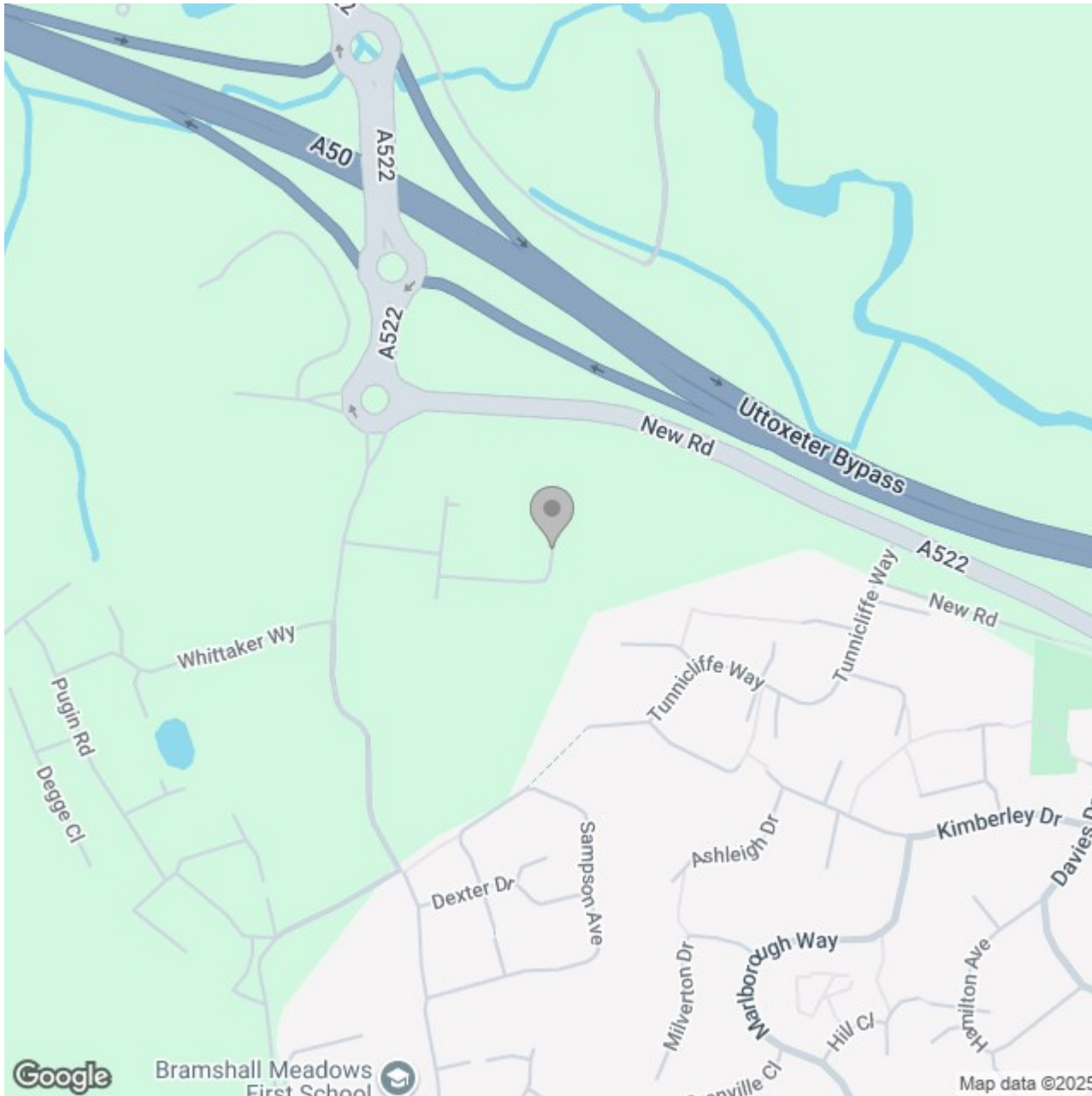
(1) Excluding balconies and terraces

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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 