





**\*\* GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE \*\* OFF-STREET GATED PARKING TO REAR \*\* NO UPWARD CHAIN**

This modern two-bedroom ground floor apartment offers the rare advantage of a private entrance and benefits from double glazing and gas central heating. In brief, the property comprises a hallway, lounge diner, kitchen, two bedrooms, and a family bathroom.

Externally, there is off-road parking to the rear within a gated community, along with additional visitor parking. Situated within walking distance of Uttoxeter town centre, the property is conveniently located near local shops, supermarkets, and public houses. It is also well-connected via bus routes to major road networks, including the A50, M1, and M6.



Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

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## Hallway

Featuring a private entry, with a frosted composite from entry door leading into, Karndean flooring throughout, central heating radiator, telephone point, alarm system, smoke alarm, thermostat, spotlighting to ceiling, useful utilities cupboard where the electrical consumer unit is located, internal doors lead to:

## Lounge/Diner

With Karndean flooring throughout, timber glazed window to the front elevation, central heating radiator, TV aerial point, telephone point, and internal opening leading to:

## Kitchen

With a timber double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces. A range of integrated appliances include a stainless steel sink and drainer with mixer tap, combination central heating gas boiler, four ring stainless steel gas hob with built-in extractor, grill, dishwasher, fridge and freezer. Built in storage cupboard with shelving and tiled flooring. The remainder of the kitchen has a the central heating radiator, tiled flooring and spotlighting to ceiling.

## Bathroom

Featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, bath unit with glass screen, shower over and complementary tiling to both wall and floor coverings, vanity wash hand basin with mixer tap, central heating radiator, spotlighting to ceiling and extractor fan.



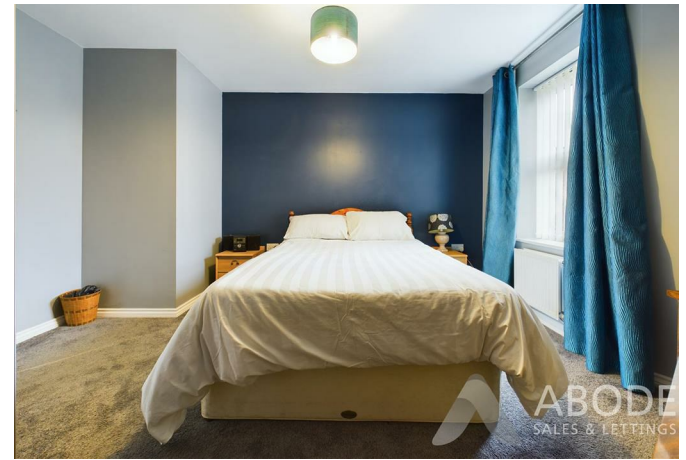
## Bedroom One

With a timber double glazed window to the rear elevation, TV aerial point, wardrobes included, and central heating radiator.

## Bedroom Two

With a timber double glazed window to the front elevation, wardrobe included and central heating radiator.









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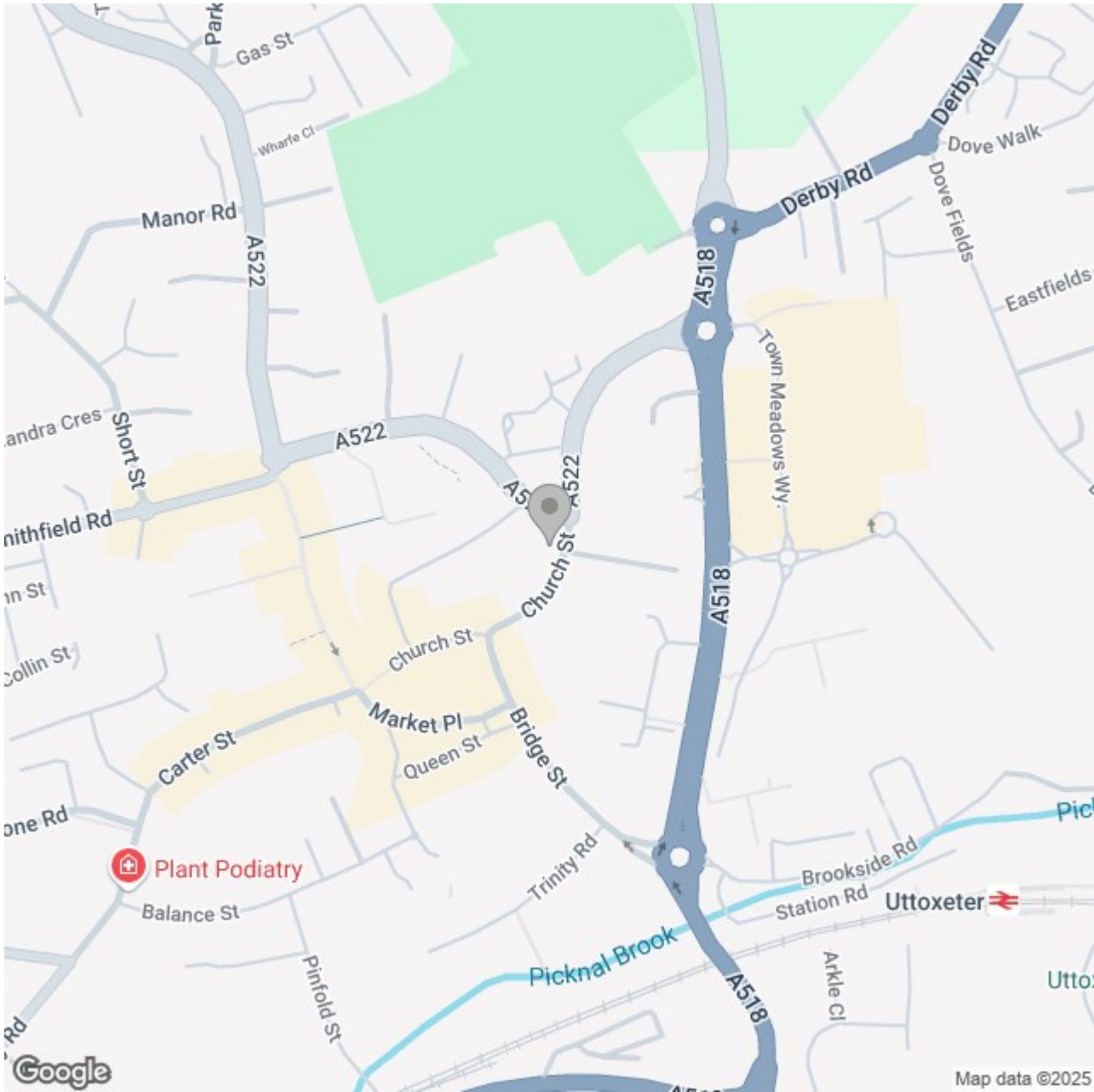


**Approximate total area<sup>(1)</sup>**  
54.9 m<sup>2</sup>  
590.93 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>	80	81
(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	