





**** MODERN GROUND FLOOR APARTMENT ** NO CHAIN ** GAS CENTRAL HEATING ** OPEN PLAN LIVING/DINING KITCHEN ****

This stylish and contemporary two-bedroom ground floor apartment offers open-plan living, featuring a well-appointed kitchen, spacious living and dining area, two comfortable bedrooms, and a modern family bathroom. The property benefits from two designated parking spaces and a high-efficiency gas central heating system.

The sleek kitchen boasts fitted units, quality worktops with matching upstands, integrated appliances including a fridge freezer, stainless steel oven, hob, and chimney hood, as well as downlighting for a modern touch.

Situated on the outskirts of Uttoxeter Town Centre, the apartment is within easy reach of shops, schools, a leisure center, restaurants, and pubs. With excellent connectivity to the A50 and major road networks, it's ideal for hassle-free commuting. Offered with no chain, this is a fantastic opportunity for first-time buyers, investors, or those looking to downsize.



 **ABODE**
SALES & LETTINGS

Hallway

With carpeted flooring throughout, intercom telephone system, thermostat, smoke alarm, airing cupboard housing eye level shelving and electric consumer unit and fibre connection, internal doors lead to:

Open Plan Living Dining Diner

Featuring two UPVC double-glazed windows on the front elevation, three central heating radiators, a TV aerial point, a telephone point, and an open doorway leading to the kitchen. The kitchen boasts a UPVC double-glazed window on the rear elevation and offers a range of matching base and eye-level storage units with drawers, complemented by drop-edge preparation work surfaces and tiled flooring. Integrated appliances include a four-ring stainless steel gas hob with a matching extractor hood, an oven/grill, a one-and-a-half stainless steel sink with a drainer and mixer tap, a fridge, a freezer, and space for freestanding under-counter white goods. Additional features include ceiling spotlights, a carbon monoxide detector, a smoke alarm, and a centrally housed combination gas boiler for heating.

Bedroom One

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

Bedroom Two

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



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |





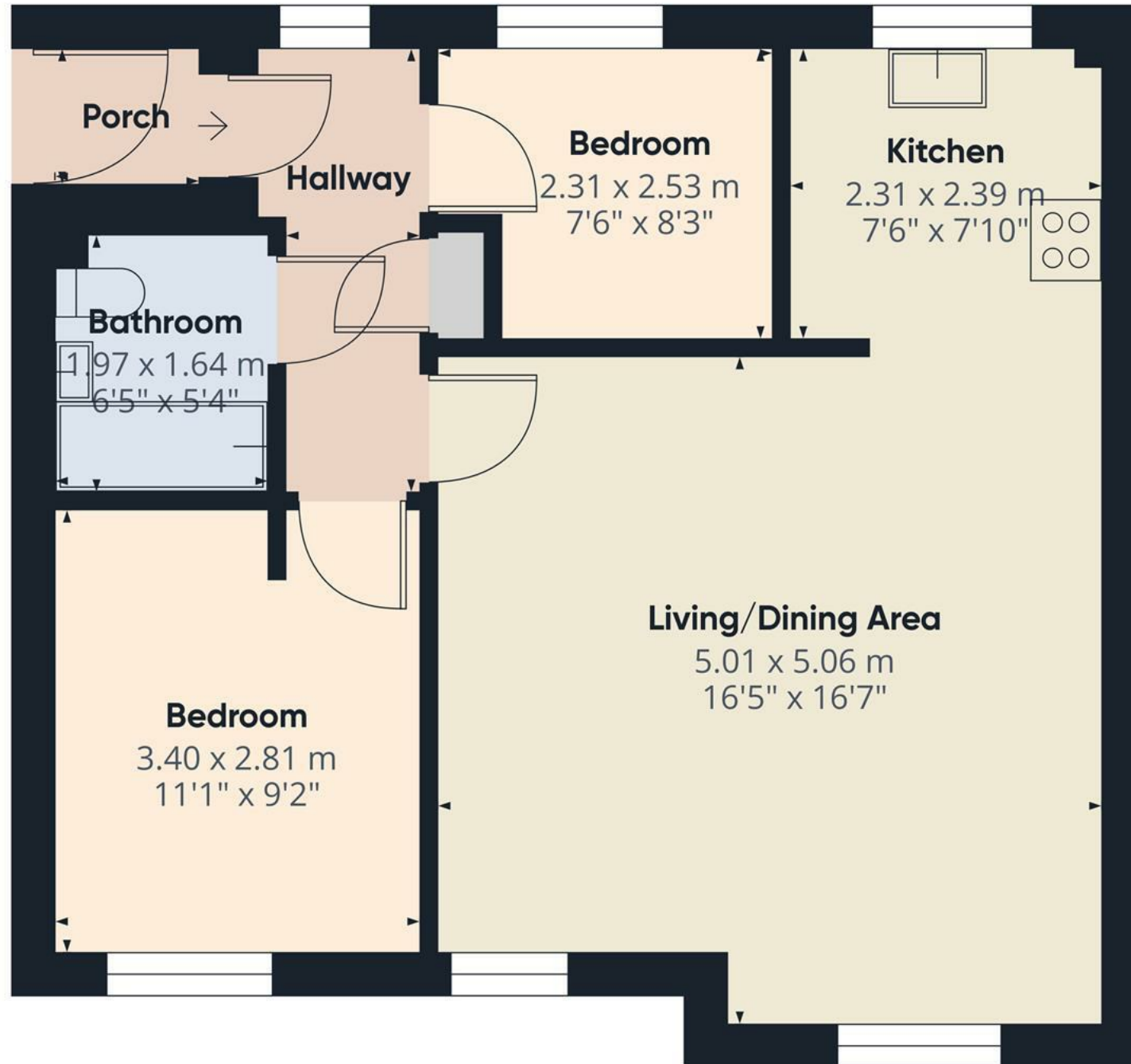
Bathroom

The shower room features a stylish three-piece suite, including a low-level WC, a pedestal wash hand basin with a mixer tap, and a bath unit with a glass screen and overhead shower. The walls are complemented by elegant tiling, and additional features include a shaving point, an extractor fan, a chrome heated towel radiator, and ceiling spotlights.

Leasehold

We are informed the property pays in service charges, approx £73 half yearly (£150) £110 ground rent a year, Insurance fee of £210 a year which covers the building





Approximate total area⁽¹⁾

54.65 m²

588.24 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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