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SALES & LETTINGS

Ivinson Way, Uttoxeter, Staffordshire, ST14 5EQ

£137,500



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

This stylish and contemporary two-bedroom second 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, integrated appliances including a fridge freezer, stainless steel oven, hob, and chimney hood, as well as downlighting for a modern finish.

Situated on the outskirts of Uttoxeter Town Centre, the apartment is within easy reach of shops, schools, a leisure centre, 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.

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Entrance Hallway
A welcoming hallway featuring a UPVC double glazed window to the front elevation, central heating radiator, and access to the loft space. Additional features include a thermostat, intercom telephone system, smoke alarm, and useful airing and utility cupboards. Internal doors lead to all principal rooms.

Living/Dining Kitchen
A bright and spacious open-plan living area with a UPVC double glazed windows to the front elevation, allowing for plenty of natural light and a set of UPVC double glazed doors leading to a Juliet balcony. The space benefits from three central heating radiators, carpeted flooring throughout and TV and telephone points.

The kitchen area is well-appointed with a UPVC double glazed window to the rear elevation and offers a range of matching base and eye-level units with work surfaces. Integrated appliances include a stainless steel gas hob with extractor hood, oven and grill, and a one-and-a-half bowl stainless steel sink with mixer tap. There is also space for additional undercounter appliances, along with a fridge and freezer. Further features include ceiling spotlights, carbon monoxide detector, smoke alarm, and a housed combination gas central heating boiler.

Bedroom One
A well-proportioned double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and TV and telephone points.

Bedroom Two
A versatile second bedroom featuring a UPVC double glazed window to the rear elevation with attractive open field views. The room includes a central heating radiator and offers space for a double bed, while also lending itself perfectly as a home office or study.

Bathroom
A modern three-piece family bathroom comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with glass screen and electric shower over. Finished with complementary wall tiling, the room also benefits from a heated towel rail, ceiling spotlights, extractor fan, and shaving point.

Leasehold Information
The lease began on January 1, 2018, and has a duration of 999 years (991 years remaining). We understand the ground rent is £115.00 per annum and the leasehold fees are £132 per annum. Purchasers are advised to make their own enquiries about these charges via their legal representative as other fees may be incurred.

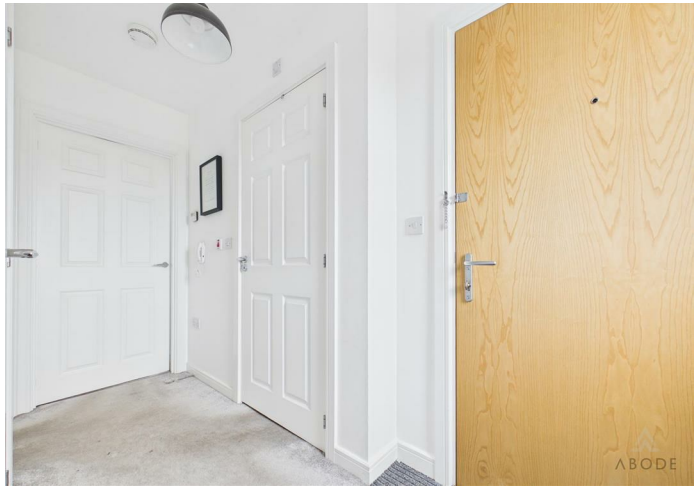


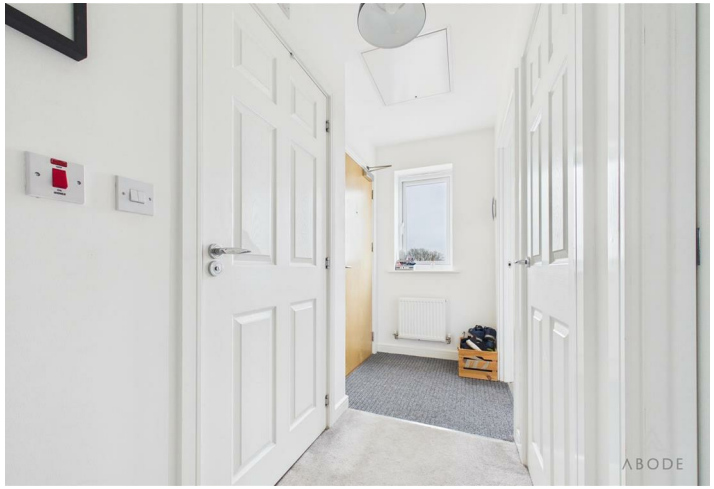


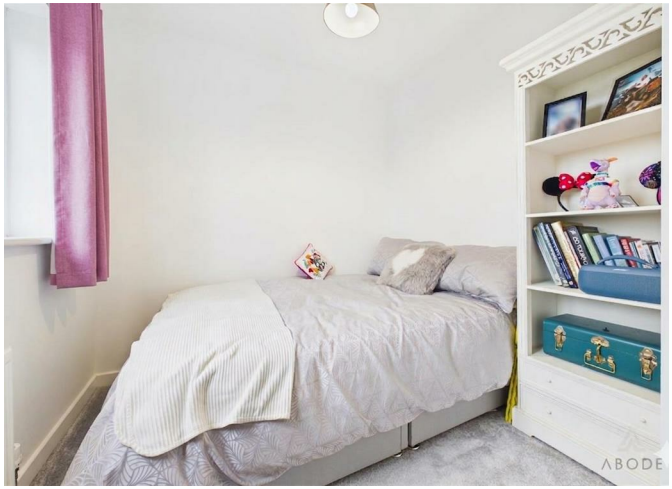

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Approximate total area(1)

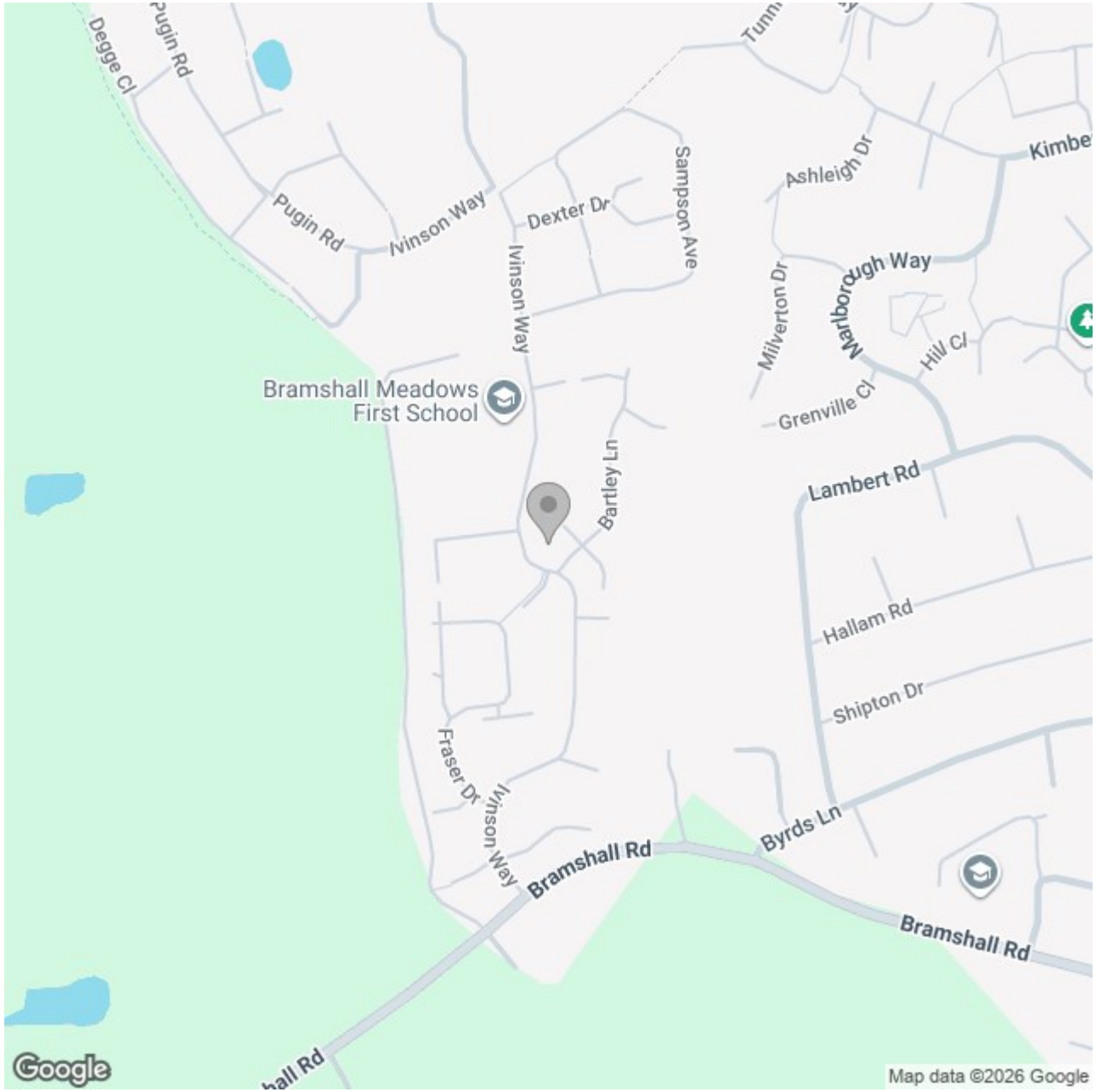
52.5 m²

564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.