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SALES & LETTINGS

Sharlotte Court, ST14 7JU

Asking Price £99,950

https://www.abodemidlands.co.uk

This well-presented one-bedroom ground floor apartment is ideally suited to first-time buyers looking to get on the property ladder, professionals, or anyone seeking a low-maintenance home in a convenient location. Situated in the heart of Uttoxeter at Sharlotte Court, the property benefits from a town centre position, an allocated parking space, and the added advantage of no upward chain.

The apartment is accessed via an entrance hall with doors leading to all main rooms. The lounge is a well-proportioned and welcoming space, featuring a box window to the front aspect that provides plenty of natural light and makes it ideal for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units, an electric oven with gas hob, and space for a washing machine and tumble dryer, making it both practical and functional.

The bedroom is a comfortable double room overlooking the front of the property, providing a peaceful retreat at the end of the day. The bathroom is fitted with a panelled bath with shower over, wash hand basin, and WC, finished in a modern and practical style.

Located within easy walking distance of local shops, cafés, and restaurants, this apartment offers the convenience of town centre living while also benefiting from allocated parking, which is a valuable asset in such a central location. With no upward chain, the property is ready for immediate occupation and represents a great opportunity for first-time buyers getting onto the ladder or investors alike.

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Hallway

A welcoming entrance hallway featuring a central heating radiator, coathooks, telephone point, intercom system, thermostat and smoke alarm, with internal doors providing access to the principal rooms of the property.

Kitchen

The kitchen benefits from a UPVC double glazed window to the rear elevation and is fitted with a range of matching base and eye-level cupboards and drawers, complemented by drop-edge preparation work surfaces. Integrated appliances include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, gas hob with extractor hood, oven and grill. There is plumbing space for freestanding under-counter appliances, housing for the central heating combination gas boiler, tiled flooring throughout, a central heating radiator and the electrical consumer unit.

Lounge

A comfortable and well-proportioned lounge benefitting from a UPVC double glazed box bay window to the front elevation, allowing for ample natural light. The room is further enhanced by a central heating radiator, TV aerial point and telephone point.

Bedroom

The bedroom offers a UPVC double glazed window to the front elevation and is fitted with a central heating radiator, providing a bright and pleasant space.

Bathroom

The bathroom features a UPVC double glazed frosted glass window to the rear elevation and is fitted with a modern three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and a P-shaped bath with curved glass screen and electric shower over. Complementary tiling is provided to both floor and walls, along with an extractor fan and a chrome heated towel radiator.

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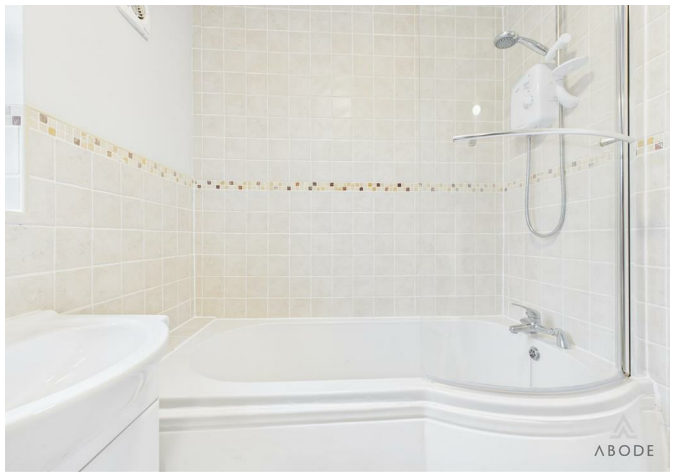
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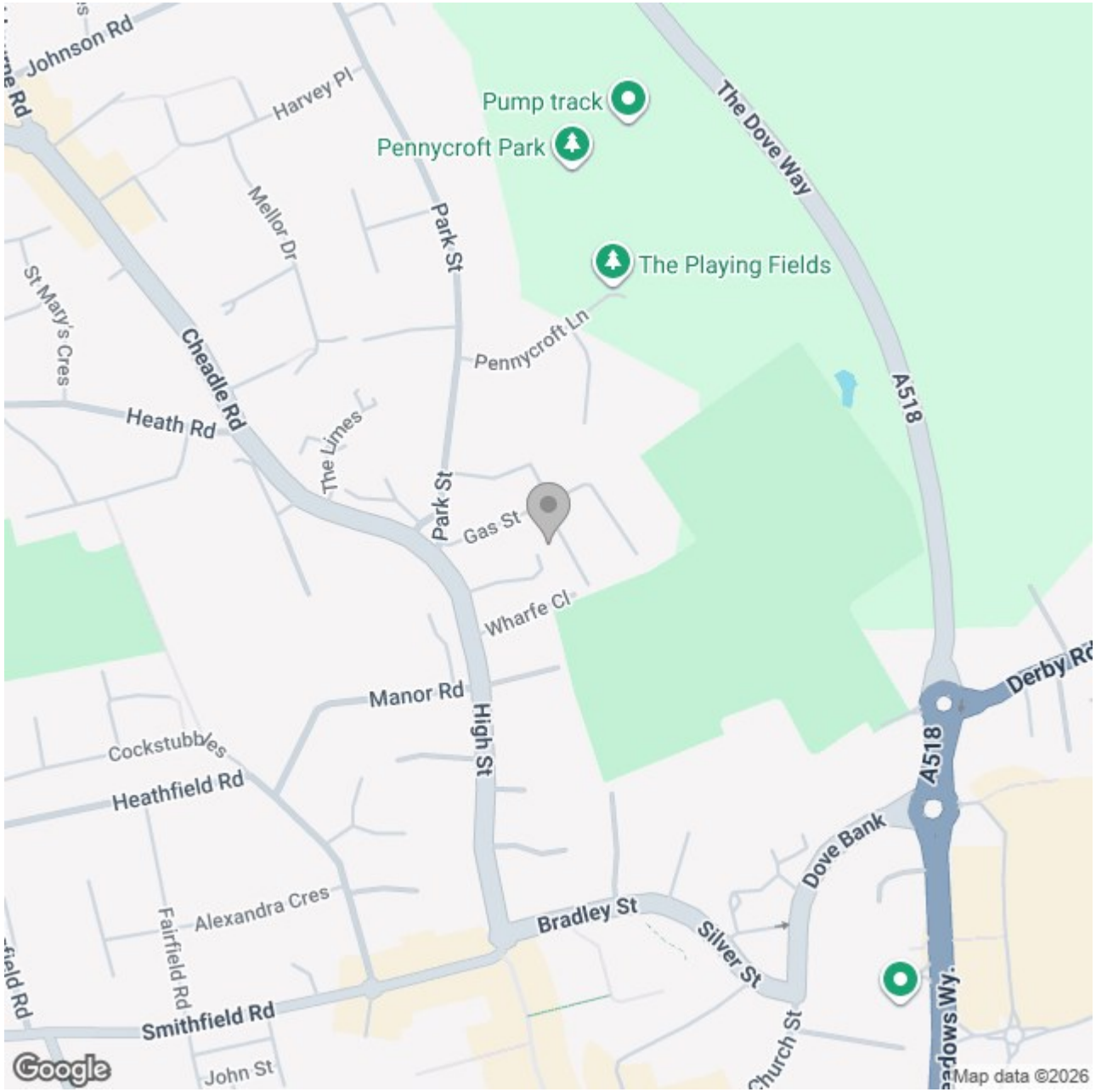

Energy Efficiency Rating

	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

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