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SALES & LETTINGS

Town Meadows Way, ST14 8ES

Offers Over £112,500



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Abode Estate Agents are delighted to offer this well-presented one-bedroom ground floor apartment, located within Mellor Lodge—a purpose-built retirement development exclusively for the over 60s.

This charming apartment benefits from private access to the communal gardens directly from the lounge, as well as double glazing and electric heating throughout.

The accommodation comprises an entrance hall with built-in storage, a spacious double bedroom, a bright lounge with feature fireplace and garden access, a recently refitted kitchen with integrated appliances, and a modern shower room.

Conveniently situated just off the A50 and close to Uttoxeter town centre, the property offers excellent access to a wide range of local amenities including doctors, dental practices, hair and beauty salons, shops, cafes, restaurants, and leisure facilities.

Transport links are superb, with regular bus services to Burton and Derby, as well as a nearby railway station providing connections to Derby and Crewe.

Offered with no upward chain, this apartment presents an excellent opportunity for comfortable and convenient retirement living in a central location.

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Living room
9'11" x 17'5"

Bright and inviting reception space featuring a focal point electric fireplace with composite surround and mantle. Benefits from a TV aerial point, two telephone points, and an electric storage heater. Double glazed door with adjoining side window allows access to garden area outside and parking beyond.

Kitchen
6'10" x 7'3"

Modern refitted kitchen with a double-glazed side window. Offers a stylish range of matching base and wall-mounted units with complementary work surfaces and tiled splashbacks. Integrated appliances include a sink with drainer and mixer tap, electric hob with stainless steel extractor hood, oven/grill, kidney carousel corner storage units, and a dishwasher. Space is provided for a fridge. Electric fan heater also installed.

Bathroom
6'11" x 5'6"

Well-appointed bathroom fitted with a three-piece suite comprising low-level WC, wash hand basin, and double shower cubicle with glass screen. Finished with complementary wall tiling, chrome heated towel radiator, electric fan heater, and support rails.

Bedroom
8'9" x 12'1"

Spacious double bedroom with a front-facing double-glazed window. Features include a built-in double wardrobe with mirrored doors, hanging rails, and shelving, alongside an electric storage heater, TV aerial point, and coat hooks.

Lease Details

Tenure: Leasehold. Prospective purchasers are advised to satisfy themselves regarding the exact terms of the lease through their legal representative. The property is held on a 125-year lease. The service charges are £1,279.91 payable every 6 months, with ground rent of £329 payable twice a year.







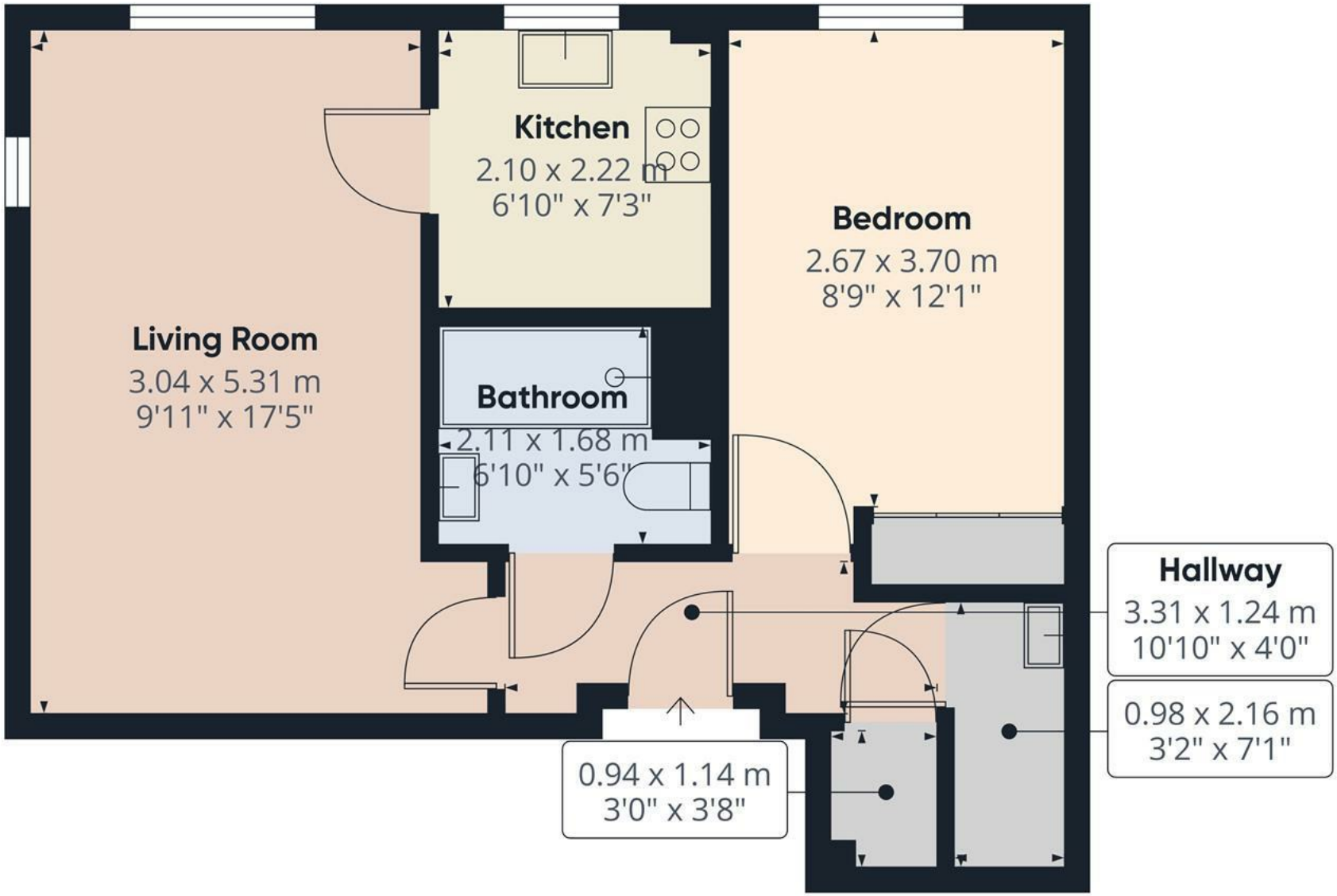












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Approximate total area(1)

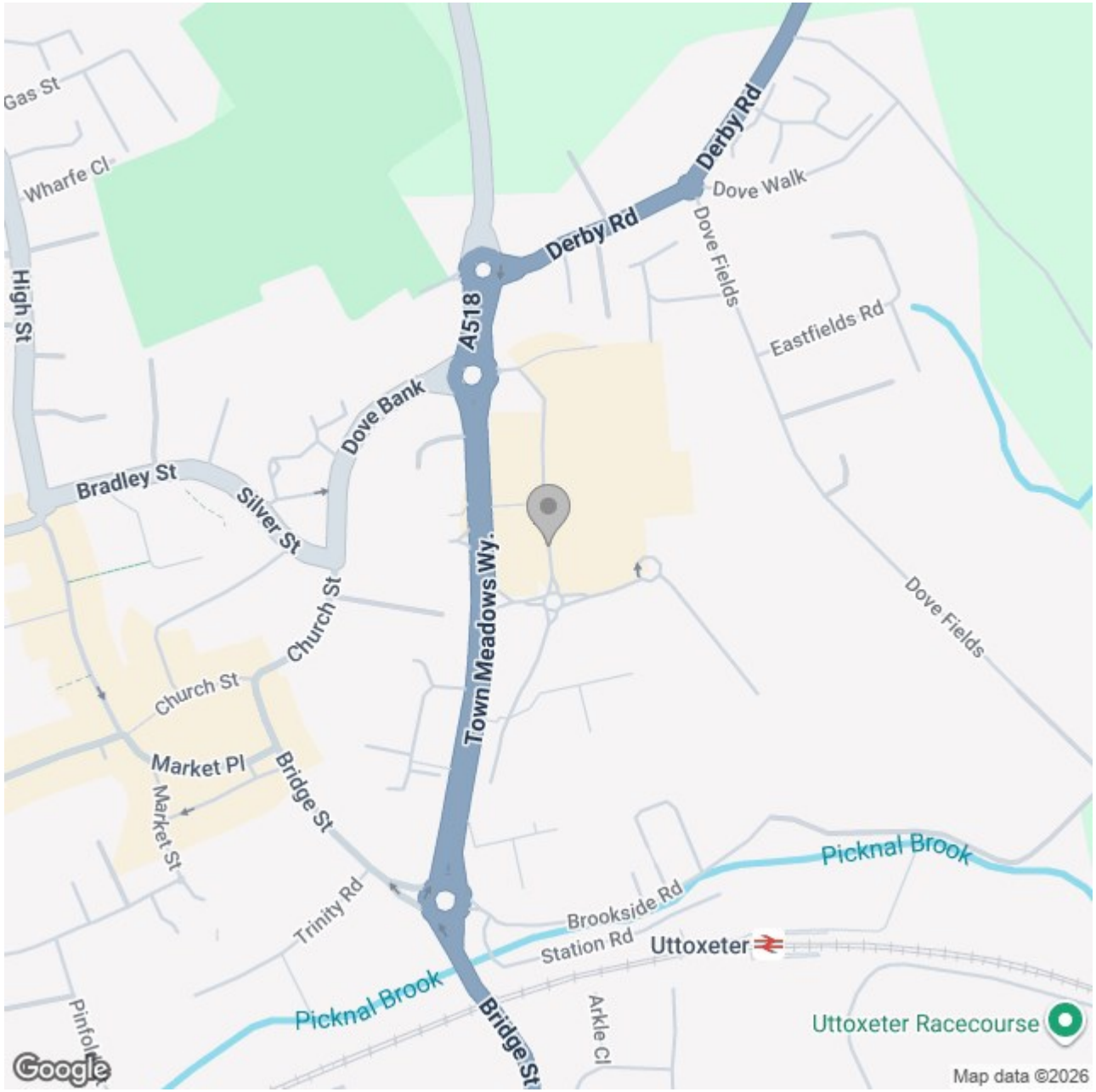
42.2 m²

456 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		
(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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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.