ABODE
SALES & LETTINGS

Roebuck Close, Uttoxeter, Staffordshire, ST14 8AJ

£99,950



https://www.abodemidlands.co.uk







Situated in a peaceful and private position at the rear of Roebuck Close, this well-presented ground floor apartment offers comfortable single-level living, making it ideal for first-time buyers, downsizers, retirees, or investors. The property benefits from an allocated off-road parking space located close to the apartment and enjoys a quiet setting away from the main road.

Internally, the accommodation comprises a welcoming entrance hall, an inner hallway with useful built-in storage, a bright and spacious kitchen/dining room fitted with a range of integrated appliances, a generous double bedroom with built-in wardrobes and storage, and a modern three-piece bathroom with a shower over the bath. The property is fitted with UPVC double glazing, gas central heating via a combination boiler, and is connected to mains water, electricity, gas, and drainage, providing a practical and low-maintenance home in a desirable residential location.

Viewings are strictly by appointment only. Available with no upward chain and vacant possession.

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Reception Hall
The property is accessed via a secure entrance door leading into a welcoming entrance hall, complete with a central heating radiator, coat hooks, and an internal door opening into the main accommodation.

Hallway
The inner hallway features a central heating radiator, intercom telephone entry system, telephone point, smoke alarm, thermostat, and a useful built-in storage cupboard. Internal doors provide access to all principal rooms.

Living/Dining Kitchen
A bright and spacious kitchen/dining room benefits from two UPVC double glazed windows to the front and side elevations, allowing plenty of natural light. The room is fitted with two central heating radiators and a TV aerial point.

The modern kitchen is equipped with a range of matching wall and base units with complementary work surfaces and incorporates a selection of integrated appliances including a fridge freezer, electric oven, four-ring gas hob with extractor hood, integrated washing machine, and a stainless steel sink with mixer tap. The gas-fired combination boiler is neatly housed within a kitchen cupboard.

Bedroom
The generous double bedroom enjoys a UPVC double glazed window to the side elevation and is fitted with two central heating radiators and a TV aerial point. A range of built-in storage cupboards with shelving and hanging rails provides excellent wardrobe space.

Bathroom
The bathroom is fitted with a contemporary three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with shower over. The room is complemented by tiled wall coverings, a heated towel radiator, and an extractor fan.

Leasehold Information
We are informed of the following:

The property is held on a lease with approximately 105 years remaining. We are informed that the annual ground rent is £150.00, with an annual service charge of £1,600.00.






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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

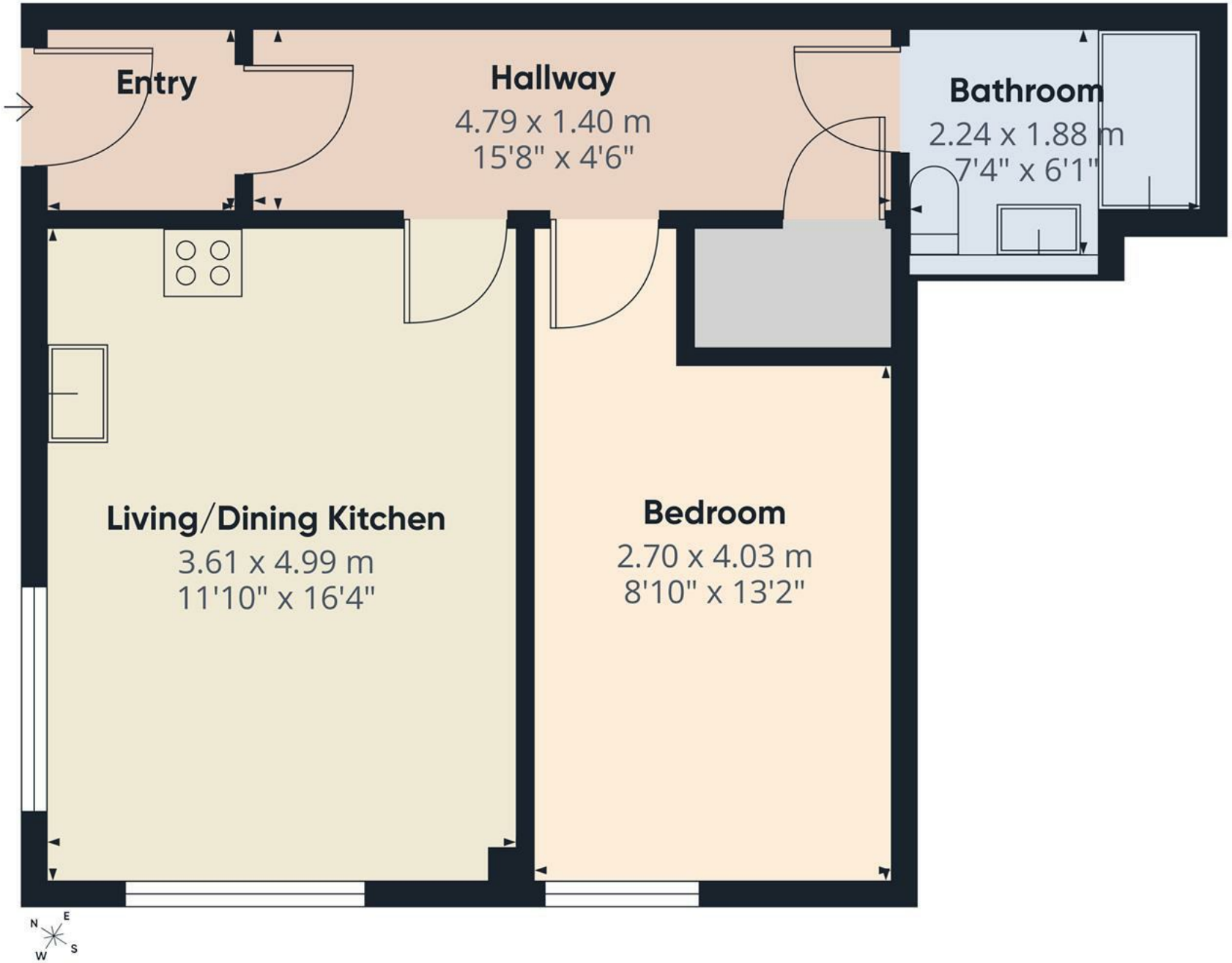
Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.




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Approximate total area(1)

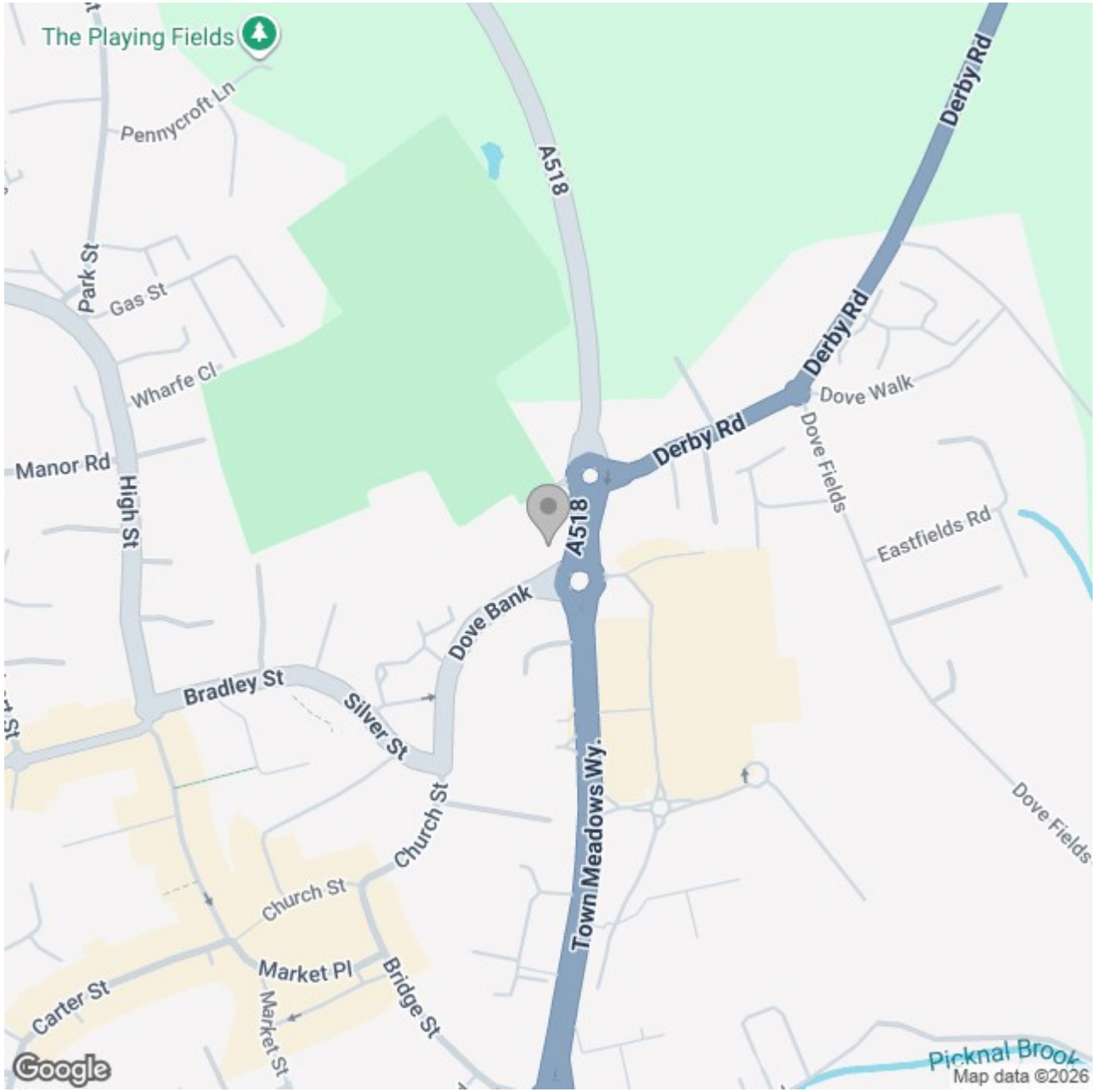
45.9 m²

493 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	80	80
(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.