ABODE
SALES & LETTINGS

Chamberlain Close, Uttoxeter, Staffordshire, ST14 8ET

£135,000



https://www.abodemidlands.co.uk







TWO-BEDROOM SECOND-FLOOR APARTMENT | ALLOCATED OFF-ROAD PARKING | TOWN CENTRE LOCATION

This stylish second-floor apartment offers well-presented accommodation comprising two generously sized double bedrooms, with the added benefits of double glazing and gas central heating. The property features a welcoming entrance hallway, open-plan living and dining area, well-equipped kitchen, two double bedrooms and a family bathroom. The master bedroom further benefits from a three-piece en-suite shower room.

Externally, the property benefits from an allocated off-road parking space, together with additional visitor parking available on-site.

Ideally situated for access to Uttoxeter town centre, the apartment is within walking distance of a range of local shops, supermarkets, public houses and other amenities. The lounge enjoys attractive views towards the spire of Uttoxeter Church.

Viewings are strictly by appointment only. To arrange your viewing, please contact ABODE Estate Agents.

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Hallway

With an intercom telephone system, mains alarm system control unit, smoke alarm, access to the loft space via a loft hatch, central heating radiator, and a useful cloaks cupboard with hanging rails. Internal doors provide access to:

Living/Dining Kitchen

The kitchen features a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four-ring electric hob with stainless steel extractor hood, electric oven and grill, fridge, freezer, washing machine and dishwasher. Additional features include ceiling spotlights and a smoke alarm.

The lounge/dining area benefits from two central heating radiators, TV aerial point, Ethernet and telephone points, and UPVC double-glazed double doors opening onto a Juliet balcony, offering lovely views towards Uttoxeter Church.

Bedroom One

The room benefits from two double-glazed windows to the front and side elevations, two central heating radiators, and a range of fitted wardrobes with sliding doors, incorporating hanging rails and shelving. An internal door leads to:



En-suite

With a double-glazed frosted window to the side elevation, the shower room comprises a three-piece suite including a low-level WC with continental flush, pedestal wash hand basin, and corner shower cubicle with folding screen and shower over. Further features include a central heating radiator, ceiling spotlighting, extractor fan, and housing for the central heating combination gas boiler.

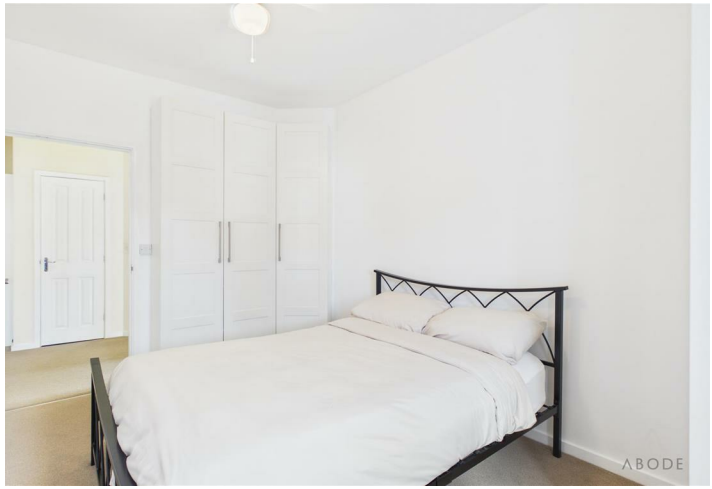



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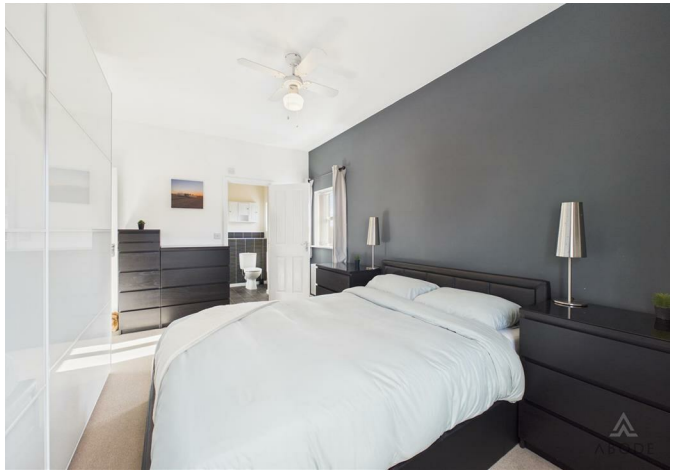

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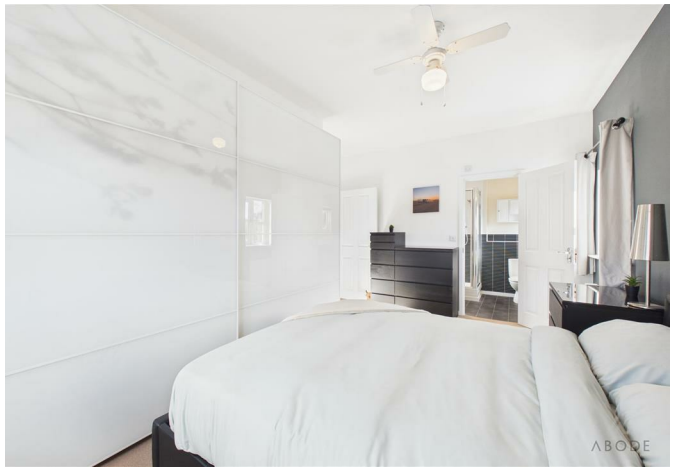

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Bedroom Two

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

Bathroom

Featuring a three-piece family bathroom suite comprising a low-level WC with continental flush, pedestal wash hand basin, and panelled bath with shower over. Further features include a central heating radiator, shaving point, extractor fan, and ceiling spotlighting.

Leasehold Information

Tenure: Leasehold

We understand that the annual service charge for the property is currently £1,735.00 per annum, equivalent to approximately £144.58 per month, payable to the management company, Ground Solutions Ltd.

The ground rent is currently £150.00 per annum and is payable annually.

We understand that there are approximately 110 years remaining on the lease, which commenced in 2009 for a term of 125 years.

Prospective purchasers are strongly advised to seek independent legal advice and have their solicitor verify the above information, including all contractual leasehold obligations, service charges, ground rent and remaining lease term.

Council Tax: Band B.







AML Disclaimer - Uttoxeter Office

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.

PIF Disclaimer - Uttoxeter Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

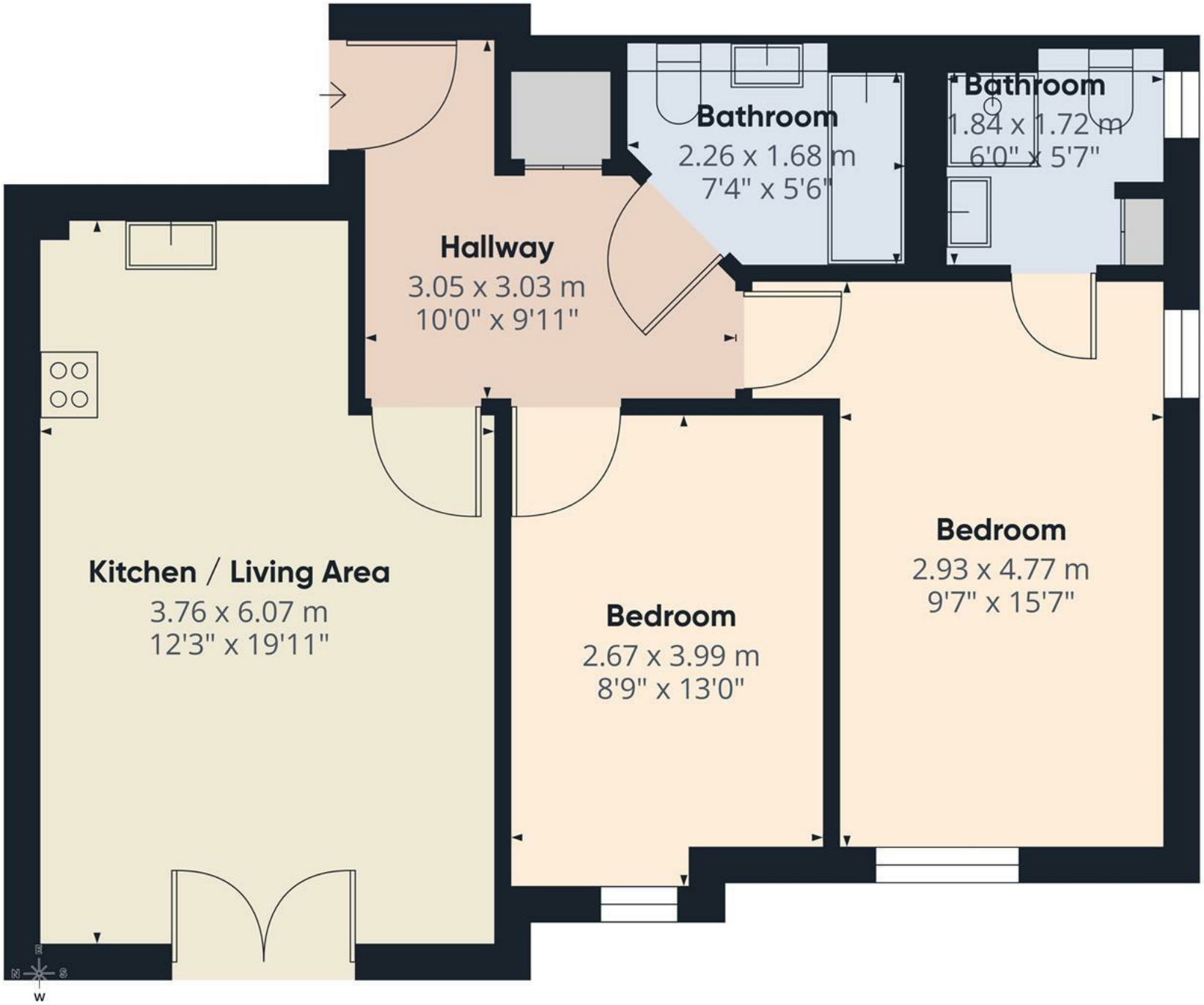
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



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Approximate total area(1)

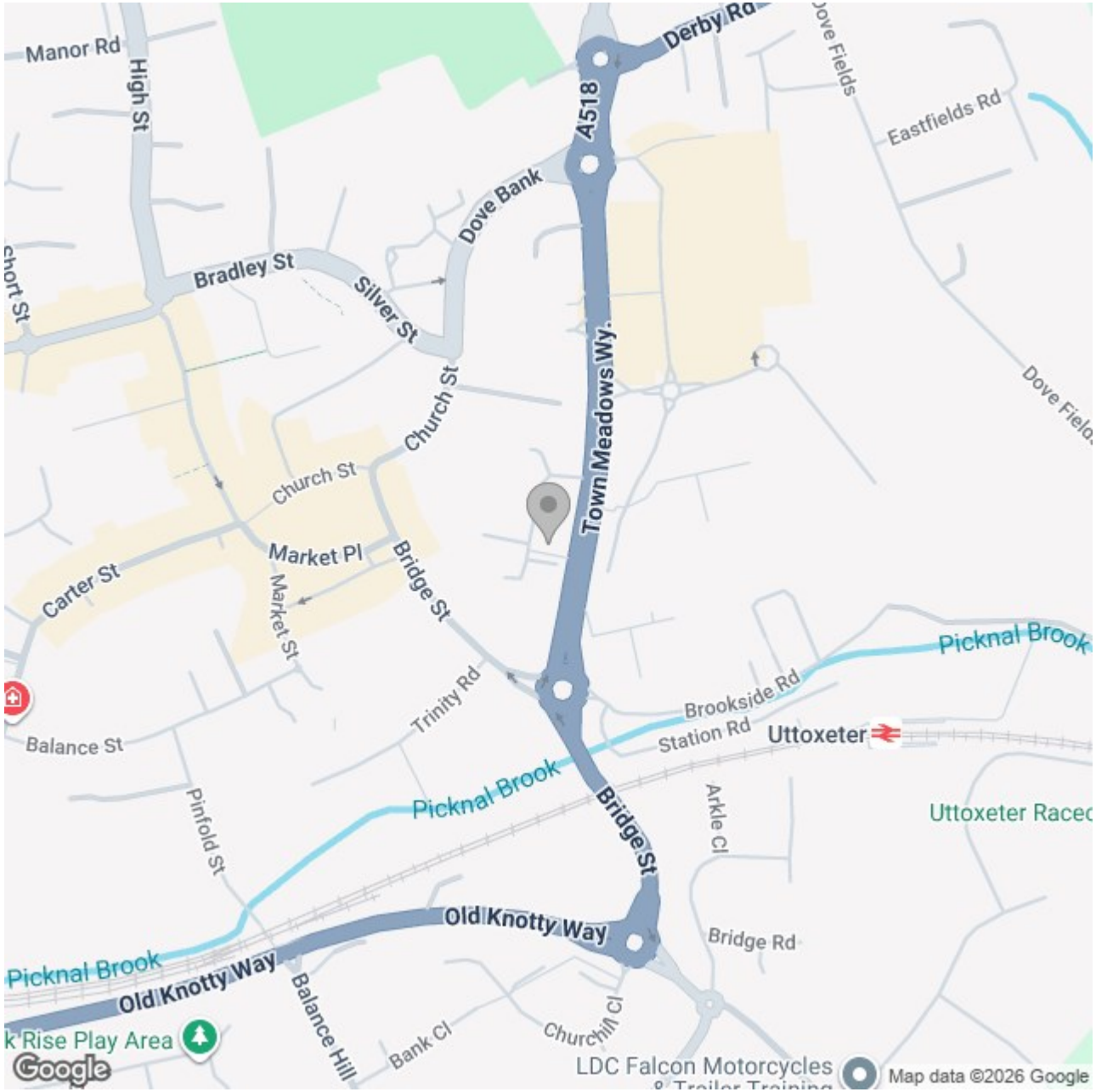
60.2 m²

647 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	81	81
(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.