





This second floor two-bedroom apartment benefits from open plan living and is situated in the prestigious Hawthornden Manor. The property is well-known for its rich character and original features. Originally built for Samuel Brassington Bamford (1845-1932), the manor was converted into apartments circa 1978, making these apartments a unique opportunity for buyers. Inside, the hallway with original staircase leads to the second floor entrance, with living/dining kitchen, two bedrooms and family bathroom.

The property's location is convenient, just on the outskirts of Uttoxeter Town Centre, providing easy access to local amenities like shops, schools, and a leisure center, while still being a short walk from the town center. It also offers easy access to the A50, connecting to major road links and is a short drive from the Peak District. Viewings for this property must be arranged through ABODE by appointment only.

Access to the property is via Bramshall Road in Uttoxeter, leading through a tree-lined drive to the Manor. The property offers off-road parking and is surrounded by mature shrubs and plants. Stone steps lead to the building, which boasts a stunning staircase up to the second-floor apartment.



Leasehold Info.

151 Years remain on the lease. The ground rent is paid twice a year, at £30.00, paid in April and October (Gross: £60.00 per annum). Forming part of Hawthornden Manor, the service charges are based on the freeholders expenditure for the previous years, split equally into eighths (as there are 8 apartments in the building), . Last years management fees totalled circa £600 for the year (£50.00 per month average), however, should more work be required on the building/communal areas, these fees are adjusted accordingly.

Open Plan Living/Dining Kitchen

With three windows to side and rear elevations with secondary glazing, panelled flooring throughout, wall lighting, two central heating radiators, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces, integrated appliances include a four ring electric hob with oven and grill, stainless steel extractor hood, stainless steel sink and drainer with mixer tap, fridge and freezer, slimline dishwasher, thermostat, overhead in housing is the electrical consumer unit and electric meter, internal door leads to

Utility Room

With space for freestanding white goods, Worcester Bosch combination gas boiler, gas meter, door leading to fire escape

Bedroom One

With a glazed window to the front elevation with secondary glazing, chrome radiator



Bedroom Two

With a glazed window to the front elevation with secondary glazing, chrome radiator

Family Bathroom

With a frosted window to the rear elevation, featuring a four piece, family, bathroom suite, comprising of low-level WC with continental flush, panelled bath unit with mixer tap, pedestal wash hand basin with waterfall mixer tap, enclosed jet shower, travertine tiling to both floor and wall coverings, chrome heated towel radiator and extractor fan.





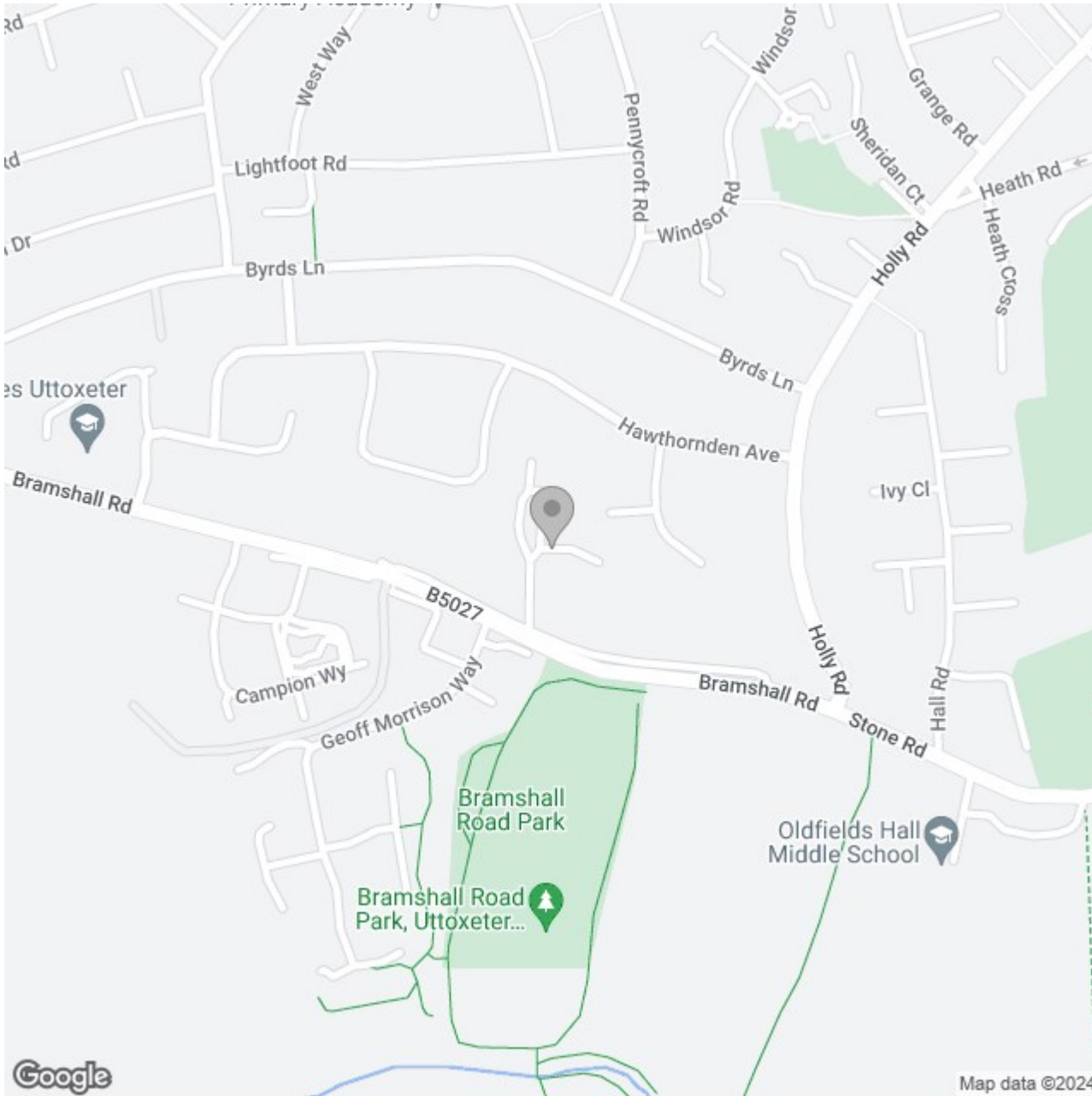




Second Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.
Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	