





**** ONE BEDROOM GROUND FLOOR
APARTMENT ** 360 VIRTUAL TOUR
AVAILABLE ****

Offered for sale with no upward chain, this ground floor apartment is nestled within a development featuring contemporary properties and apartments in Uttoxeter's bustling market town. Boasting a hallway, a generously sized double bedroom, a spacious lounge/diner, a fitted kitchen, a well-appointed bathroom, and the added convenience of one allocated parking space, this modern abode presents an enticing opportunity for both first-time buyers and investment enthusiasts alike.



ABODE
SALES & LETTINGS

Description

Upon entry, you're welcomed by a hallway adorned with wooden flooring, leading to a spacious living room boasting ample natural light streaming in through large windows. The well-equipped kitchen boasts appliances, sleek countertops, and generous cupboard space.

The bedroom is a double bed space, offering ample room and picturesque views through its expansive windows, accommodating various furniture arrangements, including a double bed and optional storage units.

Storage is abundant, highlighted by a sizable walk-in cupboard off the hallway, ensuring a clutter-free living environment.

Convenience is paramount with an allocated parking space provided, alleviating parking concerns. Additionally, the flat enjoys close proximity to essential amenities like shops, eateries, parks, and public transport, catering to everyday needs with ease.

Whether you're embarking on your homeownership journey or seeking a lucrative investment opportunity, this 1-bedroom flat delivers an enticing proposition. Boasting modern aesthetics, ample storage, and hassle-free parking, it promises a comfortable and stylish lifestyle. Don't let this opportunity slip away – seize the chance to make this property yours today.

Service Charges

We have been informed of the following.



Ground rent is payable every 6 months. £75.00 - January 1st and July 1st

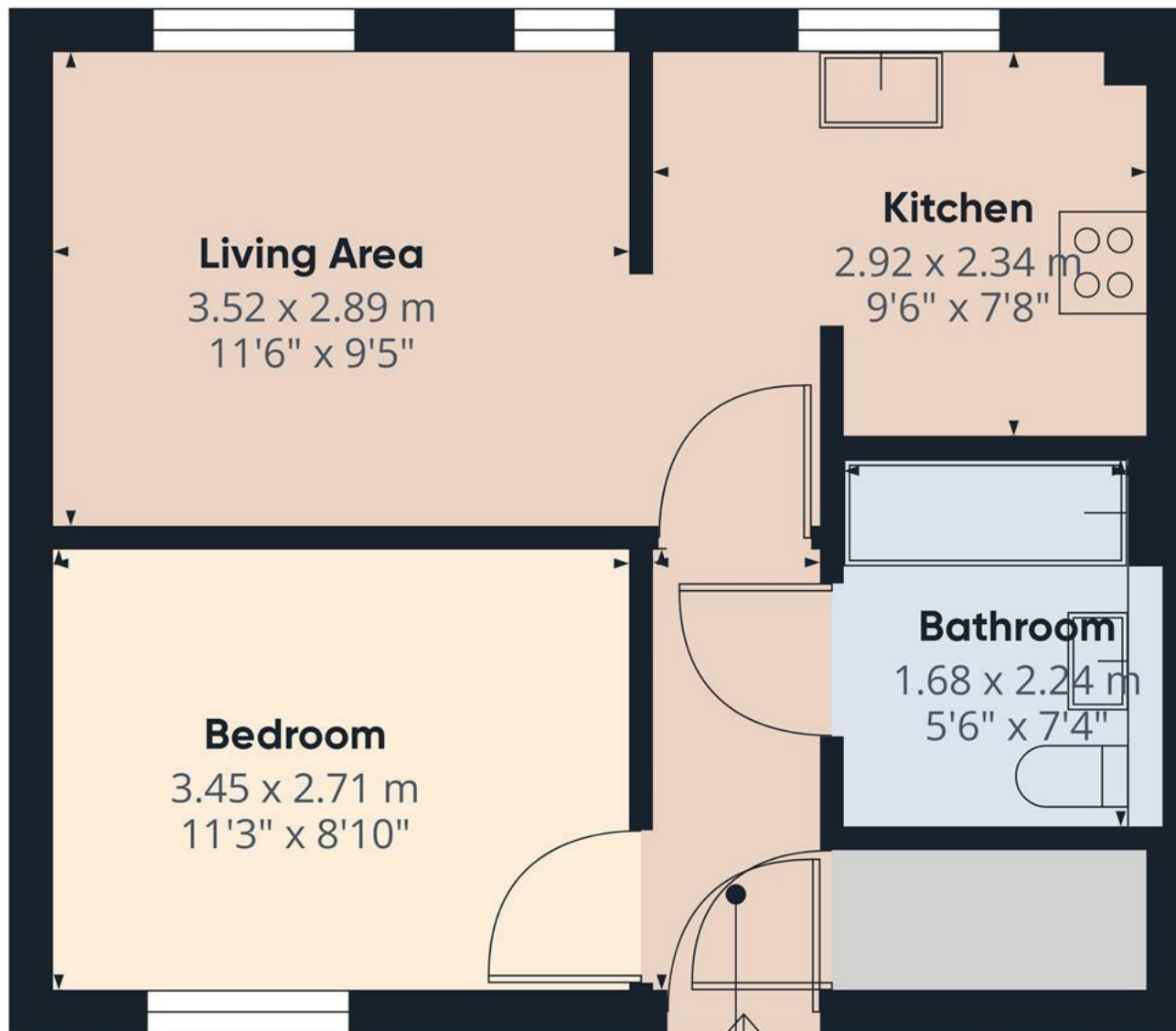
Lease Remaining: 133 years

We are informed that the service charge is paid Feb - Dec (paid over 10 months) and is £138.90

We advise buyers to ascertain this information with a reputable solicitor.







Hallway
1.08 x 2.69 m
3'6" x 8'9"

Approximate total area⁽¹⁾

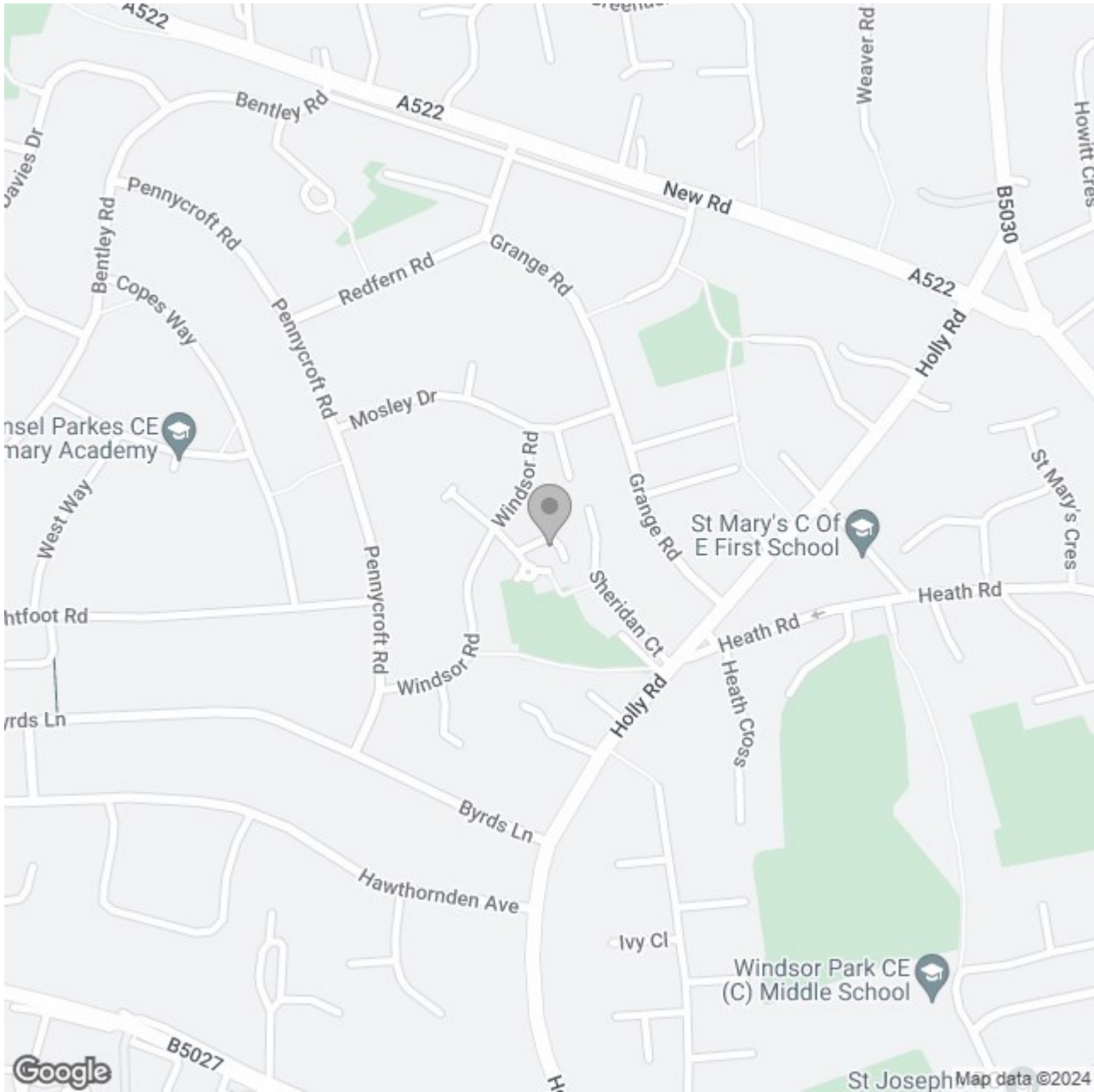
35.96 m²

387.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	