





50% SHARED OWNERSHIP – GROUND FLOOR
APARTMENT - NO CHAIN
| IDEAL FOR DOWNSIZERS OR ACCESSIBLE LIVING

This well-presented ground floor apartment offers an excellent opportunity for those seeking affordable, low-maintenance living.

Accessed via a secure communal entrance with intercom system, the apartment comprises an open-plan living and dining space with French doors that flood the room with natural light. There are two double bedrooms and a wet room, WC, and wash basin. The kitchen includes fitted units, tiled splashbacks, space for appliances, and a wall-mounted boiler.

Positioned on the outskirts of Uttoxeter, the location benefits from easy access to local amenities, including schools, shops, leisure centres, and Uttoxeter Racecourse. Transport connections are excellent, with the nearby A50 offering routes to the M1 and M6, and a local train station providing access to Derby, Stoke, and Stafford.

Additional features include an allocated parking space to the front and a communal rear garden—ideal for relaxing outdoors.

For further information or to arrange a viewing, please contact Abode Estate Agents.



Porch

Entry via the porch, which houses the electrical consumer unit and telephone intercom system. Internal door leading to:

Entrance Hall

Spacious hallway with central heating radiator, doorbell chime, smoke alarm, and wall-mounted thermostat. Includes a utility cupboard. Internal doors provide access to all main rooms.

Lounge/Diner

Bright and inviting reception room featuring UPVC double glazed French doors leading to the off road parking area. Includes a central heating radiator and a TV aerial point.

Kitchen

A fitted kitchen with UPVC double glazed window overlooking the rear. Offers a range of contemporary base and wall units with drop-edge worktops and tiled splashbacks. With a stainless steel sink with drainer and mixer tap, space for further white goods and appliances and a Worcester Bosch gas boiler. Central heating radiator and smoke alarm also fitted.

Shower Room

Wet room style suite comprising low-level WC with continental flush, pedestal wash basin with mixer tap, electric shower with tiled wall coverings, extractor fan, and frosted UPVC double glazed window to the rear.





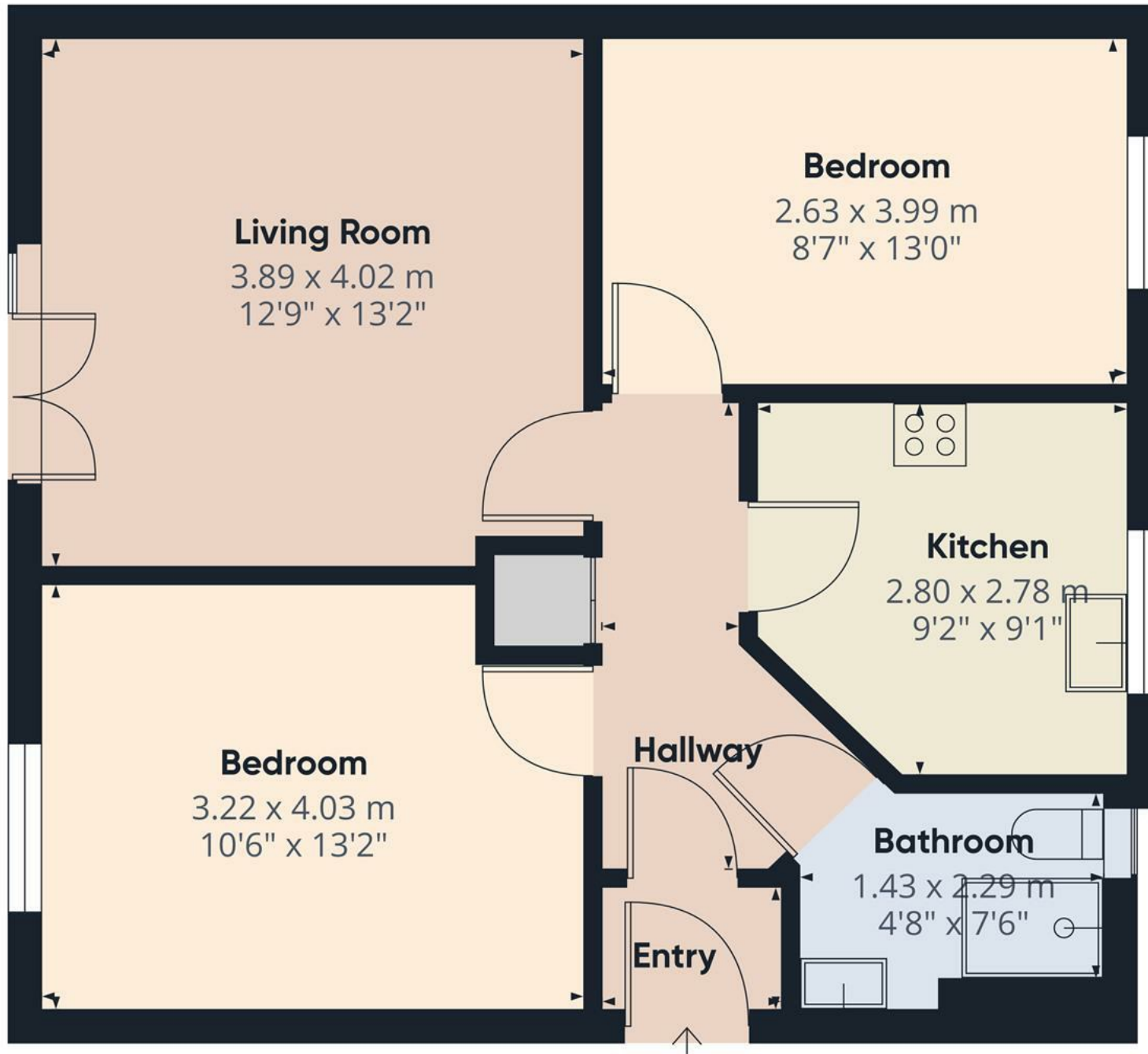
Bedroom One

Well-proportioned double bedroom with UPVC double glazed window to the front, central heating radiator, TV aerial, and telephone point.

Bedroom Two

A comfortable second bedroom with UPVC double glazed window to the rear and central heating radiator.





Approximate total area⁽¹⁾

56.1 m²

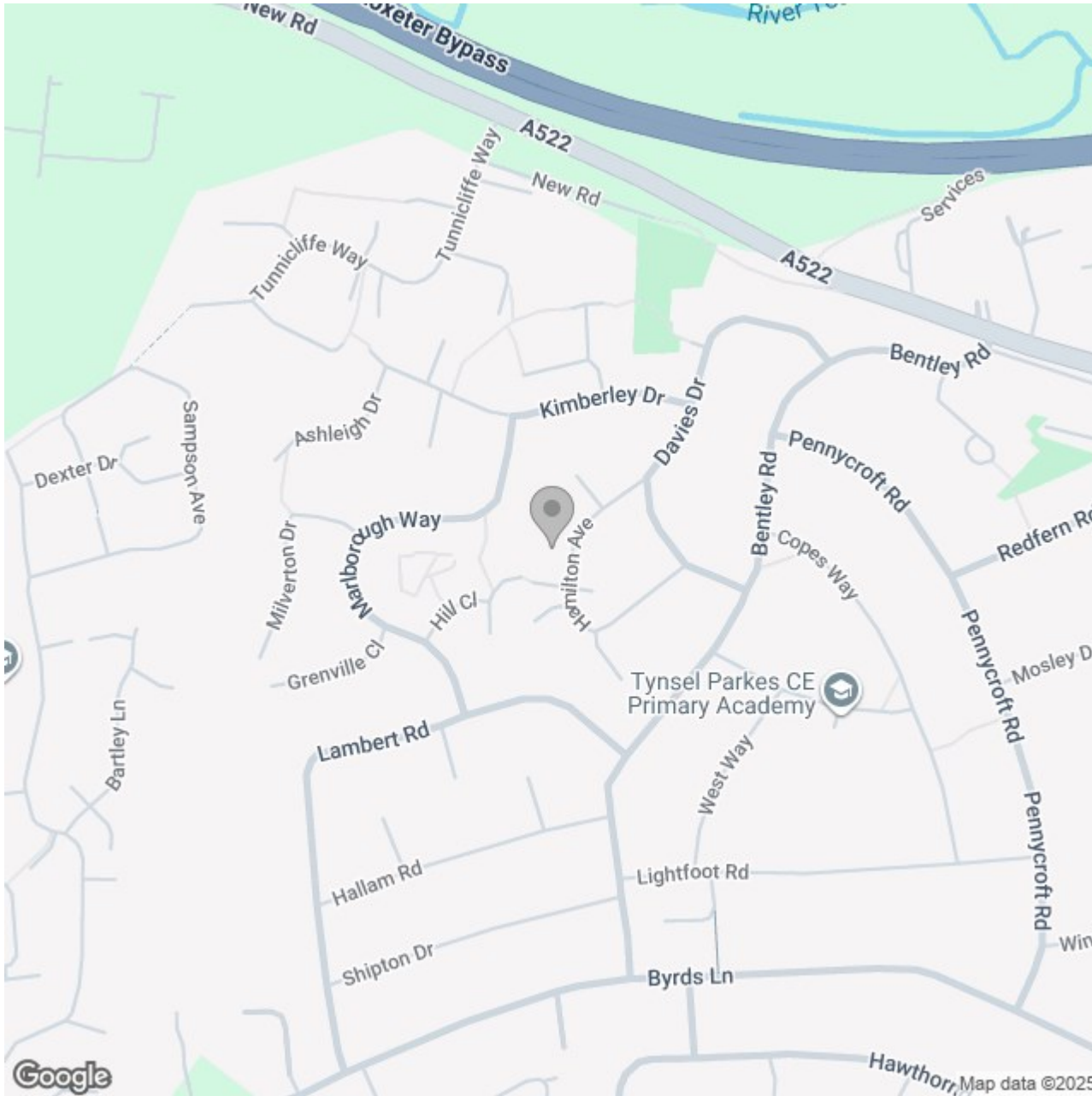
605 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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 	