







## Modern Two-Bedroom Second Floor Apartment | Allocated Parking | Town Centre Location

Situated in the heart of Uttoxeter, this stylish second floor apartment offers spacious, contemporary living with the added convenience of allocated off-road parking and additional visitor spaces available on-site. The apartment features a welcoming entrance hallway leading to an open plan living and dining area, complete with double glazed French doors opening to a Juliet balcony, allowing plenty of natural light. The modern, well-appointed kitchen is fully fitted with integrated appliances, providing a practical and attractive space for cooking and entertaining.

The property offers two generously sized double bedrooms, with the master bedroom benefitting from a private three-piece en-suite. A separate family bathroom serves the second bedroom and guests. Additional features include double glazing and gas central heating throughout, ensuring comfort all year round. Perfectly positioned within walking distance of Uttoxeter town centre, residents will enjoy easy access to a range of shops, supermarkets, cafes, and traditional public houses. Viewings are strictly by appointment only—please contact ABODE Estate Agents to arrange.



  
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SALES & LETTINGS



### Hallway

A welcoming entrance hallway featuring stylish tiled flooring throughout. Includes an intercom telephone system, central heating radiator, ceiling spotlighting, smoke alarm, and a useful built-in storage cupboard housing the electrical consumer unit. Access to the loft is available via a ceiling hatch. Also includes a thermostat and internal doors leading to all main rooms.

### Lounge/Diner

A bright and spacious reception area with double glazed French doors opening to a Juliet balcony, and an additional double glazed window to the side elevation. Benefits include a central heating radiator, TV aerial point, telephone point, and ample space for both lounging and dining.

### Kitchen

A modern and well-equipped kitchen with a double glazed window to the side elevation. Fitted with a range of matching base and eye-level units and drawers, the kitchen includes integrated appliances such as an electric hob with stainless steel extractor hood, oven and grill, fridge freezer, and washer. Also features a stainless steel sink with drainer and mixer tap, a gas central heating boiler, ceiling spotlights, and a carbon monoxide detector.

### Bedroom One

A well-proportioned double bedroom with double glazed windows to the front elevation. Includes a central heating radiator, telephone point, dual TV aerial points, and isolator switch. An internal door provides access to the ensuite shower room.

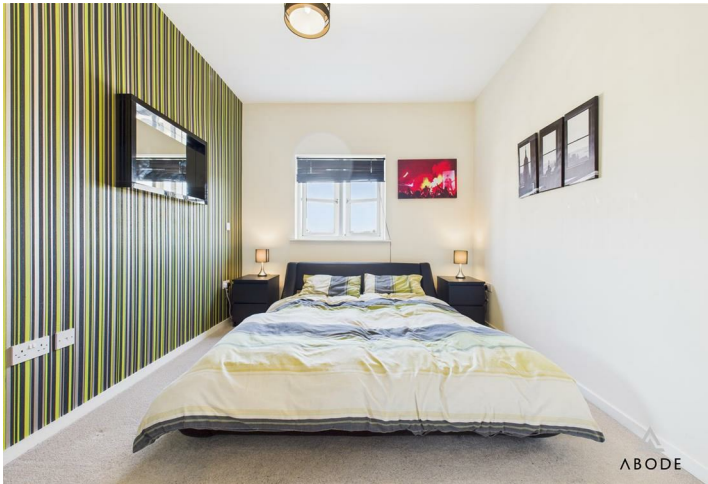


### En-suite

Fitted with a contemporary three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin, and a shower cubicle with folding glass screen. Finished with complementary tiling to the walls, and including a shaving point, extractor fan, central heating radiator, and ceiling spotlights.









### Bedroom Two

A good-sized second bedroom with double glazed windows to the front elevation and a central heating radiator.

### Bathroom

A modern family bathroom with complementary tiling to both floor and walls. Features a three-piece suite including a low-level WC with continental flush, pedestal wash hand basin, and a panelled bath unit. Also includes a shaving point, heated towel radiator, extractor fan, and ceiling spotlighting.

### Leasehold Information

108 Years remaining on lease - 125 years from 1 January 2009

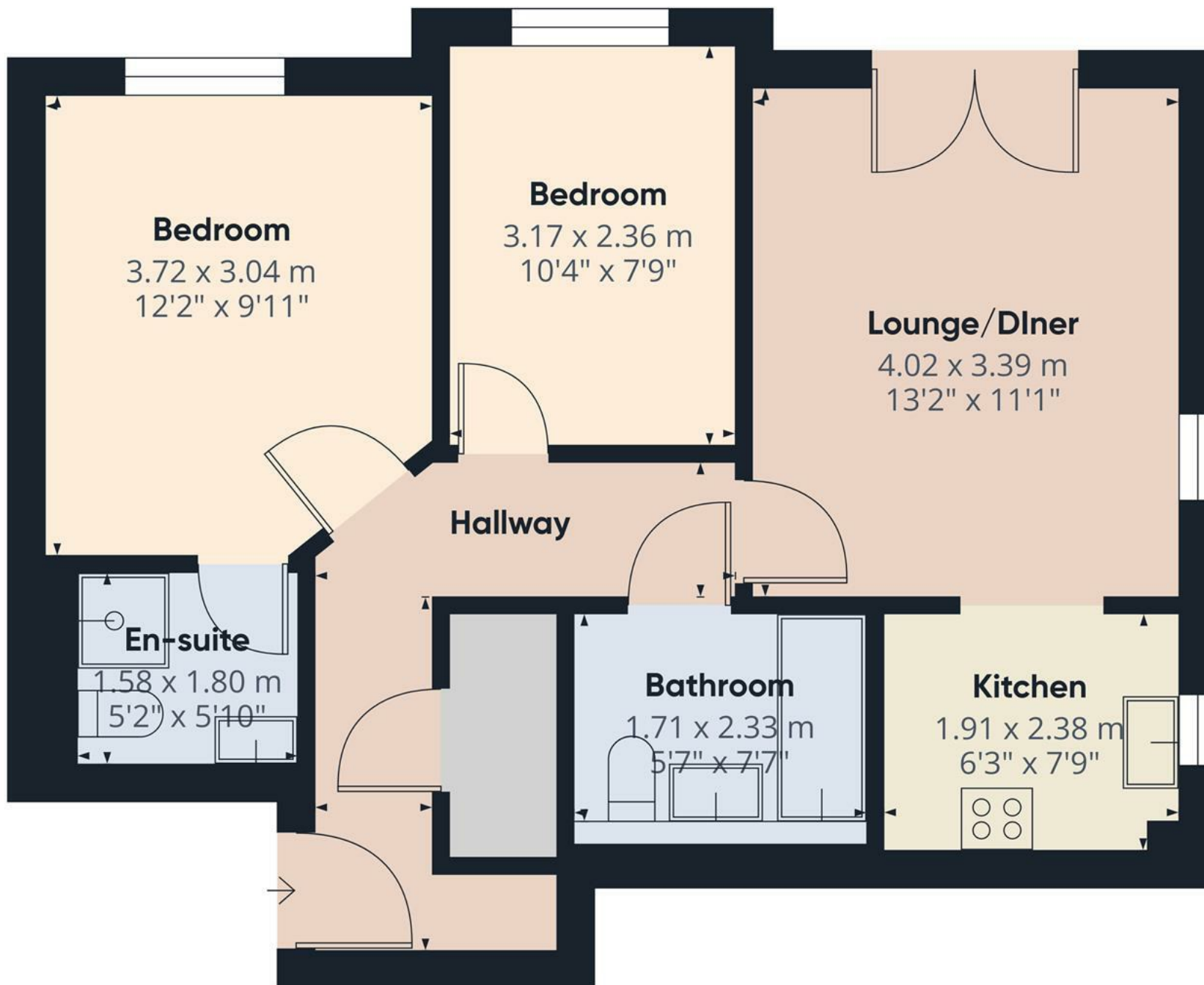
Last Annual statement for service charges: £1678.00

Ground Rent: circa £150.00 per annum









Approximate total area<sup>(1)</sup>

52.1 m<sup>2</sup>

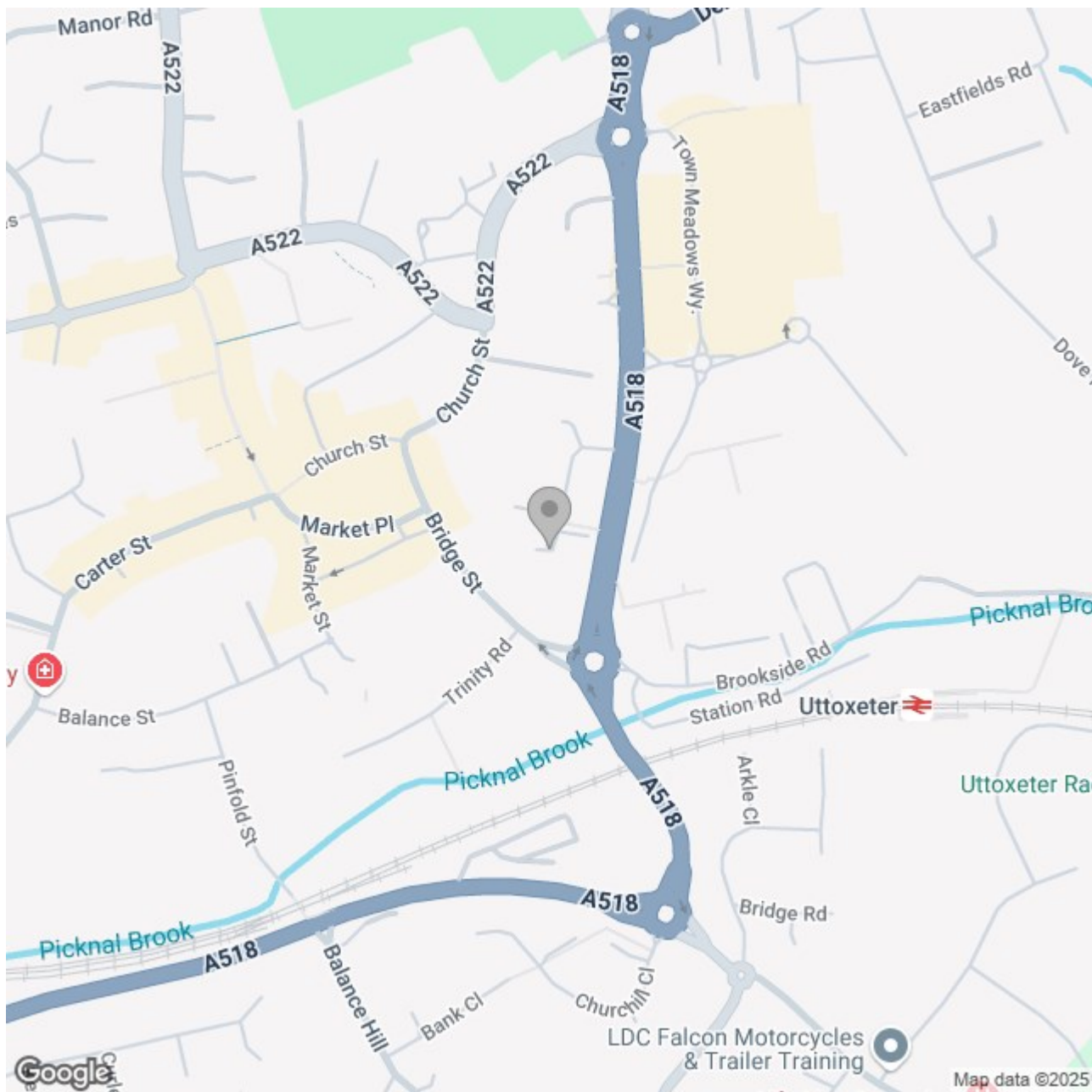
560 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC
