





ABODE are delighted to offer for sale, for the first time, this immaculately presented ground floor apartment, ideally located on the edge of Uttoxeter town centre and within easy reach of local amenities and transport links.

The well-proportioned accommodation comprises an entrance hallway, a bright open-plan living and kitchen area, a generous double bedroom, and a modern bathroom fitted with a contemporary suite. The apartment benefits from gas central heating and double glazing.

Offered with no onward chain and vacant possession, the property provides a smooth and straightforward purchase, making it particularly attractive to first-time buyers and investors alike. Externally, residents can enjoy the convenience of an allocated parking space. Viewing is highly recommended to fully appreciate the accommodation on offer.




ABODE
SALES & LETTINGS

Information

We are informed of the following: A new boiler was installed in April 2024 and has been serviced annually. It remains under manufacturer’s warranty until April 2029.

The service charge for 2026 is £1,575.09, payable either by direct debit or as a single lump sum. The seller will cover the relevant proportion of this charge up to the point of sale completion.

Ground rent is £150 per annum, payable biannually in two instalments of £75. The January–June period will be included within the asking price.

The property is held on a long lease with approximately 131 years remaining, expiring on 31 December 2156.

Hallway

Featuring attractive panelled-effect flooring throughout, the hallway is equipped with a central heating radiator, telephone point, thermostat, intercom telephone and smoke alarm. A useful utilities cupboard houses the electrical consumer unit, with internal doors providing access to the main accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	





Kitchen

The kitchen benefits from a UPVC double glazed window to the front elevation and is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces and tiled surrounds. Integrated appliances include a four-ring stainless steel gas hob with matching oven and grill, extractor fan, and a stainless steel sink with drainer and mixer tap. There is space and plumbing for freestanding and under-counter white goods, along with a central heating combination gas boiler. An opening leads through to the lounge diner.

Lounge/Diner

A bright and welcoming space, the lounge diner enjoys two UPVC double glazed windows to the front and side elevations, along with a central heating radiator and TV aerial point.

Bedroom

This bedroom features a UPVC double glazed window to the side elevation, a central heating radiator and a TV aerial point.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising a low-level WC with continental flush, pedestal wash basin with tiled splashback, and a panelled bath with shower over and side screen. Complementary



