





Situated in the heart of Uttoxeter, this third floor apartment offers modern, spacious living with the added convenience of allocated off-road parking and additional visitor spaces available on-site.

The property opens with a welcoming entrance hallway, leading through to an open plan kitchen, dining, and living area. Juliet balcony doors allow a lovely outlook over the church and mature trees.

The kitchen is fully fitted with modern units, creating a practical yet attractive space for cooking, dining, and entertaining.

There are two well proportioned bedrooms, with the master bedroom benefitting from an ensuite shower room. A separate family bathroom serves the second bedroom and guests.

Additional features include double glazing and gas central heating throughout, ensuring year-round comfort. Perfectly located within walking distance of Uttoxeter town centre, residents will enjoy easy access to a wide range of shops, supermarkets, cafés, and traditional public houses.

Ideal for first time buyers, those looking to downsize or investors, an early viewing is highly recommended!



## Hallway

Storage cupboard and central heating radiator.

## Kitchen/ Dining/ Living Room

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer. Central heating radiator, double glazed Juliet balcony doors, space for a dining table and chairs.

## Master Bedroom

Double glazed windows to the front and side elevations fitted with shutters, two central heating radiators.

## Ensuite

White suite comprising;- WC, wash hand basin and corner shower cubicle. Partially tiled walls, central heating radiator, wooden double glazed window to the side elevation, spot lighting and cupboard housing the boiler.

## Bedroom

Wooden double glazed window to the front elevation, central heating radiator.

## Bathroom

White suite comprising;- WC, wash hand basin and bath. Partially tiled walls, spot lighting, central heating radiator and extractor fan.

## Outside

Allocated parking space for one vehicle plus visitor parking.







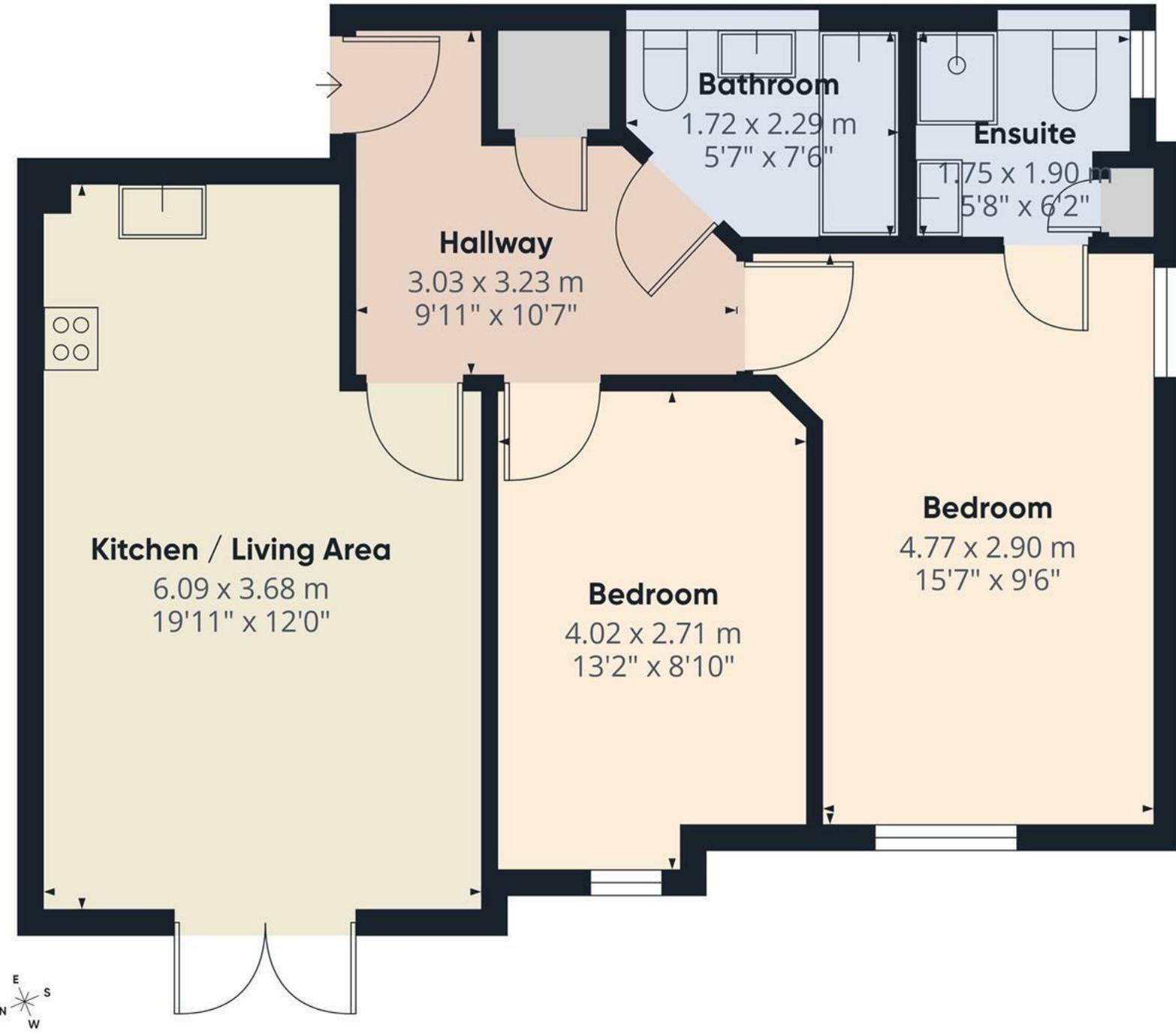


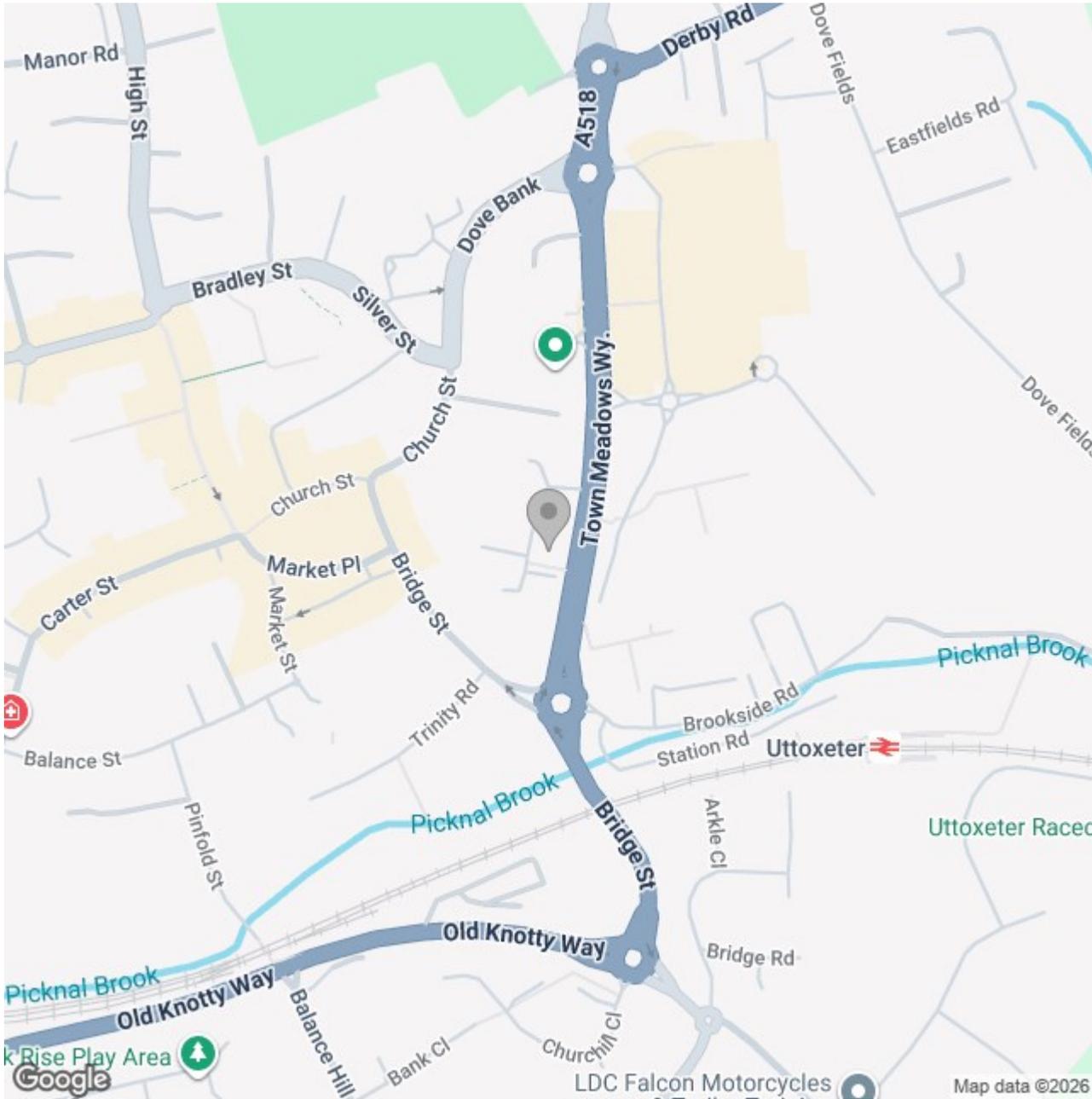
Approximate total area<sup>(1)</sup>  
61.2 m<sup>2</sup>  
659 ft<sup>2</sup>

(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>	<b>78</b>	<b>78</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	