

Mellor Lodge

Town Meadows Way, Uttoxeter, ST14 8ES



Superbly presented and impeccably maintained first floor apartment with two double bedrooms combining independent living with a use of communal facilities.

£150,000



John German 

For sale with no upward chain involved, viewing of this delightful first floor retirement apartment is highly recommended to appreciate its condition and exact position in Mellor Lodge.

Providing an ideal combination of independent living with the use of communal facilities which includes the residents lounge and kitchenette, laundry, guest suite for visitors, gardens, lodge manager and social events.

Situated on the edge of the town centre within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station and the church.

Accommodation - An electronically operated entrance door with a recently replaced intercom and CCTV system opens to the entrance vestibule leading to the resident's lounge where corridors lead to the resident's lifts and stairwells.

A private entrance door opens to the welcoming hall having a built in storage cupboard and a further walk in airing cupboard which has an electric water heater and doors to the lovely accommodation.

The living dining room has a front facing window enjoying a pleasant outlook and focal living flame effect electric fire with a surround. A glazed door leads to the fitted kitchen which has a range of base and eye level units with worktops and inset sink unit set below the front facing window, fitted electric hob with extractor over, built in electric oven, plus an integrated fridge and freezer.

There are two equally sized double bedrooms, the master having a built in double wardrobe with mirror sliding doors, and both enjoying the pleasant outlook to the front.

Finally, there is a fitted shower room which has a white suite incorporating a double shower cubicle with a mixer shower over, complimentary tiled splashbacks and half tiled walls.

What3words: cropping.communal.gravel

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced in January 2007. Service charge including the ground rent is £4395.56 per annum.

Property construction: Brick

Parking: Communal

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC- See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/22022024

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Communal area



John German 



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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