

Mellor Lodge

Uttoxeter, ST14 8ES



Well presented first floor retirement apartment combining independent living with the use of active communal facilities situated on the edge of the town centre within walking distance to amenities.

NO UPWARD CHAIN

£108,000



John German

Freshly re-decorated and re-carpeted and for sale with no upward chain involved, viewing of this well maintained first floor retirement apartment is strongly recommended to appreciate its exact position in the complex and its condition.

Perfectly blending independent living with the use of the communal facilities which you can take or leave as you please including the residents lounge and kitchenette, lift and stairs, laundry room, guest's suite (by arrangement), lodge manager and the active social life on offer.

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

Accommodation - A recently upgraded electronically operated intercom system and doors open to the entrance vestibule leading to the residents lounge where corridors lead to the stairs and lift to the upper floors.

A private entrance door opens to the apartment's hall having a useful walk in cupboard housing the hot water cylinder and providing storage, plus doors leading to the accommodation.

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

The double bedroom has a built in double wardrobe with mirrored sliding doors and a front facing window providing light.

Completing the accommodation is the fitted shower room having a white suite incorporating a double shower cubicle with a mixer shower over and complementary tiled splash backs.

Outside - The apartment benefits from the use of communal gardens which are predominantly laid to lawn with well stocked and tended beds and borders plus several seating areas positioned to take advantage of the sun.

Shared vehicular access leads to the residents parking and the mobility scooter shelter.

what3words: football.hockey.scout

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 125 year lease from 1st January 2007. We are advised the current ground rent is £659.38 per annum and the current service charge is £2426.82 per annum (paid in two instalments).

Property construction: Traditional

Parking: Residents **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric storage heaters

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

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

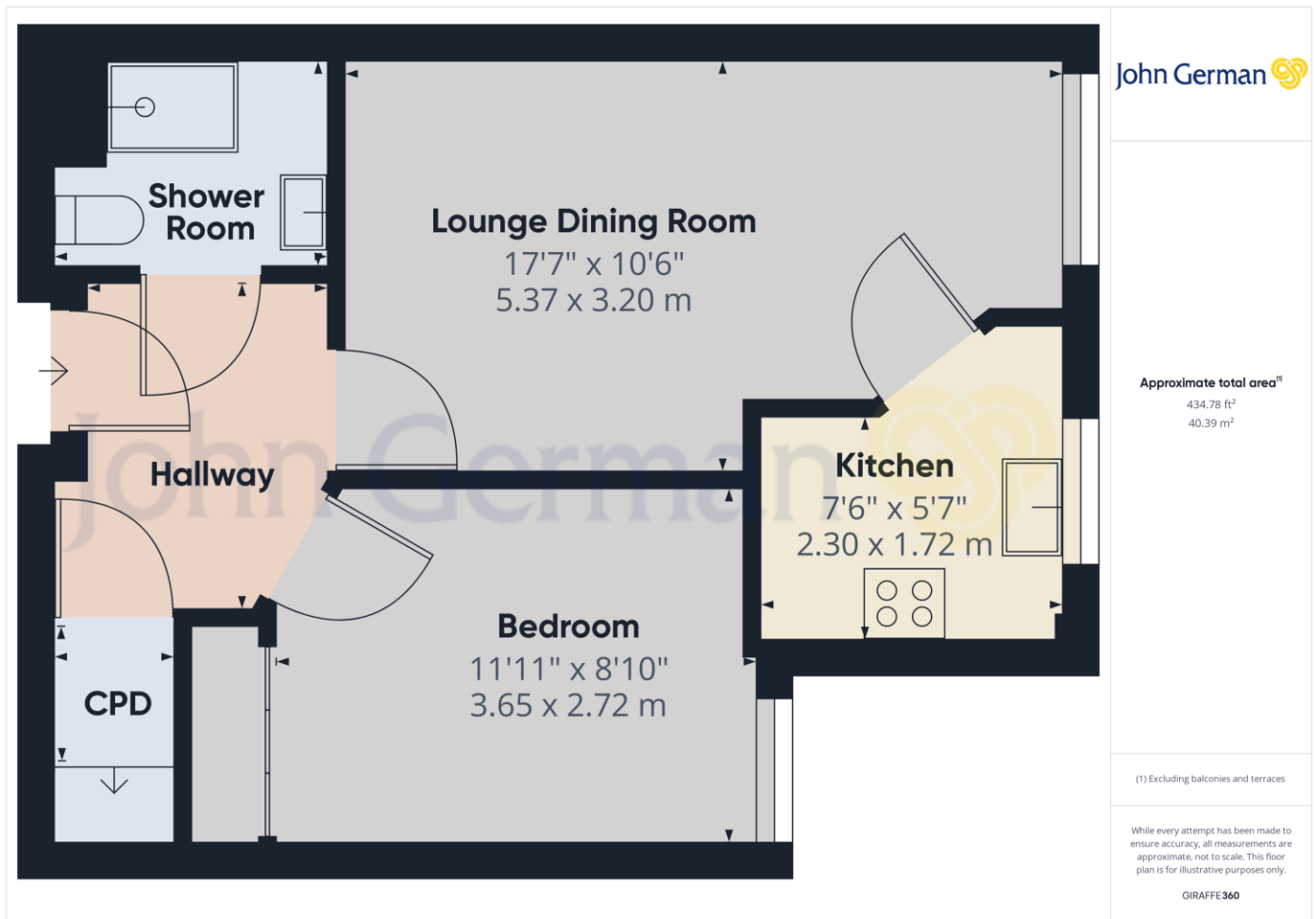
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JG25042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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