

Hamilton Avenue

Uttoxeter, ST14 7FE



Immaculately presented and maintained 50% shared ownership first floor apartment with much improved specification, situated in a popular area within close proximity to local amenities.

£60,000



John German

An ideal first time buy or downsize (subject to meeting eligibility criteria), internal inspection is essential to appreciate its turn-key condition and the improvements made by the current owner, including a refitted kitchen and shower room, replacements windows with shutters, replacement radiators, and light oak internal doors. Providing generously sized accommodation, benefitting from a communal lawn plus allocated parking and use of shared visitor spaces, owned on a shared ownership basis with Trent & Dove Housing.

Situation in a popular area within walking distance to local amenities including a convenience shop, open areas and Tynsell Parkes First School. The town centre with its wide range of amenities is within easy reach, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - An electronically operated entrance door with a security intercom opens to the communal lobby, having stairs rising to the first and second floors, plus access to the rear.

A private enclosed porch has a door leading to the hallway, where light oak internal doors lead to the generously sized accommodation, and a useful built-in storage cupboard.

The lovely dual aspect living kitchen is immersed in natural light provided by windows including patio doors opening to the Juliette balcony. The refitted kitchen area has a range of base and eye level units with worktops and an inset sink unit with tiled splashbacks, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and space for a fridge/freezer, plus a further useful built-in storage cupboard.

There are two good sized bedrooms, with the spacious master having the benefit of a deep Sharps fitted triple wardrobe. Completing the accommodation is the impressive, fully panelled refitted shower room, having a white three piece suite incorporating a large double shower cubicle with a mixer shower over, towel rail and an extractor fan.

Outside - To the rear is a shared communal enclosed garden laid to lawn with a drying area. To the front there are communal borders containing a variety of shrubs and plants. The property benefits from an allocated parking space, plus the use of shared visitor spaces.

W3W: wisely.gladiator.contained

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We understand there is approx. 79 years remaining on the lease. We are advised the current monthly rent payable to Trent & Dove Housing is approximately £237 per month, and service charge/rent approximately is approx. £100 per month.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated space and shared visitor spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

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

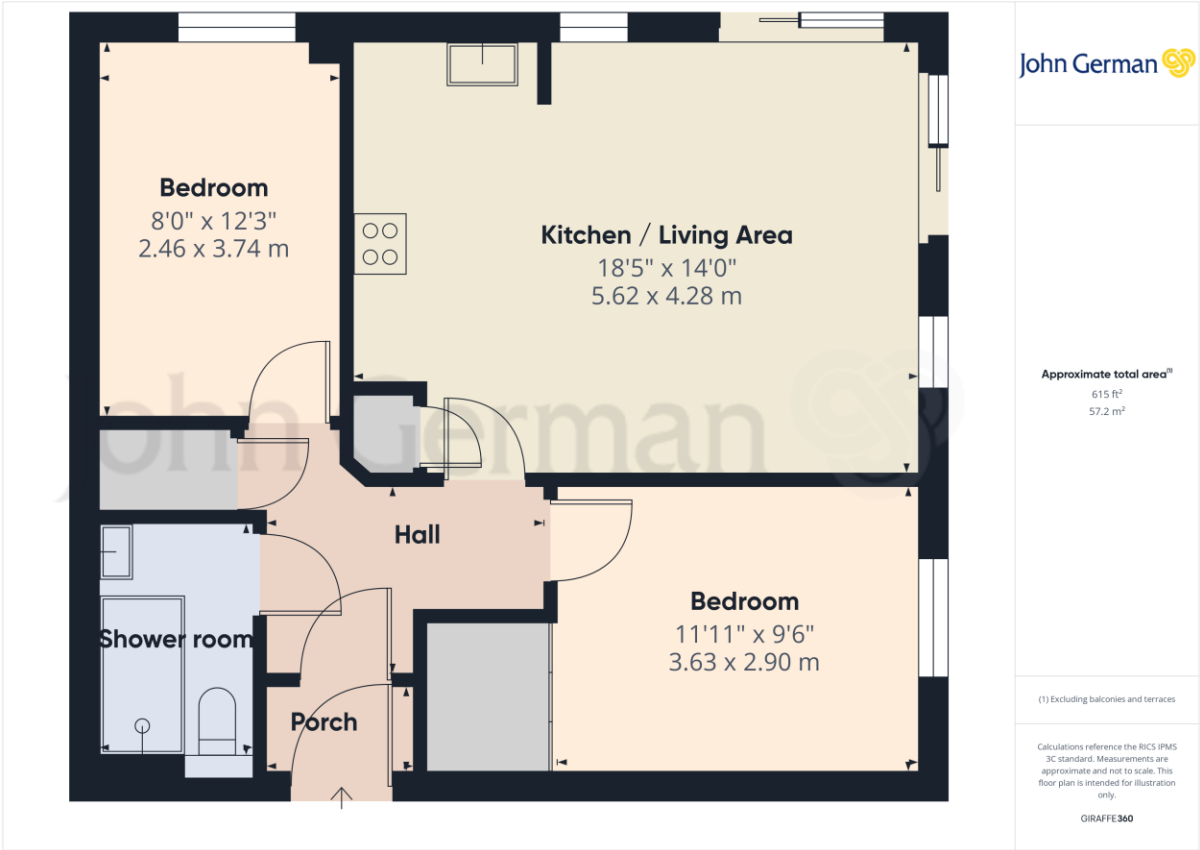
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA/09102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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