





**** SECOND FLOOR APARTMENT ****
ONE BEDROOM BEDSIT **
PERFECT INVESTMENT OR FIRST
TIME BUY **

Being sold with no upward chain, this one bedroom property is conveniently situated for the market town of Uttoxeter which has easy access to the A50 with its M1 and M6 links, there is good local shopping, schools and leisure facilities. Briefly comprising: kitchen, lounge/bedroom and family bathroom. There is communal car parking and communal areas surrounding. The property is being sold with **NO UPWARD CHAIN** and would make an ideal first time buy or buy to let investment.



 **ABODE**
SALES & LETTINGS

Hallway

With a composite front entry door, electric storage heater, intercom telephone system, door entries lead to:

Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding, integrated appliances include a stainless steel sink and drainer with mixer tap, freestanding four ring gas, hob with oven and grill, space for further freestanding undercounter white goods, access into loft space via loft hatch

Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite, comprising of low-level WC, pedestal wash hand basin with chrome tap fittings, panelled bath unit with complementary tiling surrounding, towel rail, airing cupboard, housing the hot water immersion tank with eye level shelving and header tank.

Lounge

With a UPVC double glazed window to the front elevation, glazed frosted door, leading to the balcony outside, two electric storage heaters, TV aerial point, useful storage cupboard with coat hooks, and eye and base level shelving and smoke alarm.

Outside

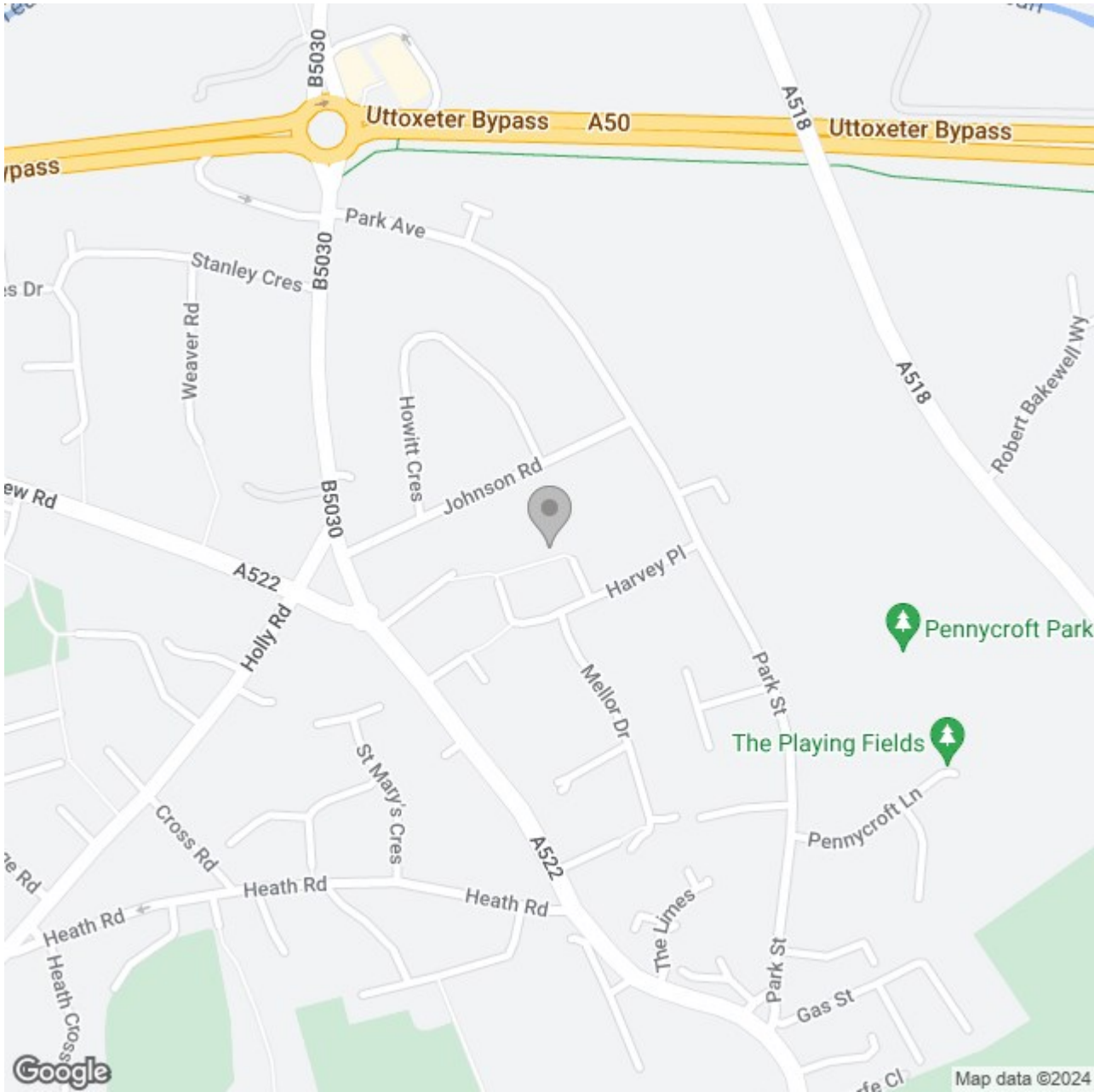


There is an allocation to park in the communal bays at the frontage. Entry via the shared access into the building, leads to two flights of internal stairs and then an external balcony, providing entry to the apartment.









Energy Efficiency Rating

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