





**\*\* TWO BEDROOM SECOND FLOOR  
APARTMENT \*\* OFF-ROAD PARKING FOR TWO  
VEHICLES \*\* OPEN PLAN LIVING \*\***

A modern 2-bedroom apartment, featuring an open-plan kitchen, living and dining area, two bedrooms, family bathroom and two allocated parking spaces. The apartment also benefits from a gas fired central heating system with a high-efficiency combination boiler. Fitted units in the kitchen are complemented by quality worktops with matching up stands, stylish down lighting, as well as a range of integrated appliances, comprising a fridge freezer, stainless steel oven, hob and chimney hood.

The property is located on the outskirts of Uttoxeter Town Centre, which has many amenities such as shops, schools, leisure centre, restaurants and public houses. Easy access to A50 which links all major road links.



**ABODE**  
SALES & LETTINGS

## Details

Communal Entrance Door:  
With intercom system; leading to:

Second Floor:

Apartment Entrance Door:  
Leading into:

Entrance Lobby:  
Staircase rising two flights to:

Entrance Hallway:  
With fire doors off to:

Lounge Diner:  
With double glazed windows to the front elevation; French door  
with Juliet balcony; three central heating radiators; opening into:

Kitchen:  
A fully fitted kitchen comprising one and a half bowl stainless  
steel sink and drainer set in a base unit; further base units all with  
complementary work surface above; integrated electric oven and  
gas hob; plumbing for washing machine; integrated fridge and  
freezer; a range of matching eye level units; cooker hood; double  
glazed window to the rear elevation.

Bedroom One:  
Having double glazed windows to the front elevation; central  
heating radiator.

Bedroom Two:  
With double glazed windows to the rear elevation; central  
heating radiator.

Bathroom:  
Having bath with electric shower over and side screen; wash hand  
basin; low level w.c.; central heating radiator; complementary  
tiling.

## Leasehold Info.

The lease began on January 1, 2018, and has a duration of 999  
years. According to our client, the ground rent is £115.00 per  
annum and the Service Charges are £1132 per annum.

Utilities: It is understood that mains water, drainage, electricity,  
and gas are connected to the property. However, buyers are  
encouraged to verify the suitability of these services for themselves  
with their appointed solicitor.





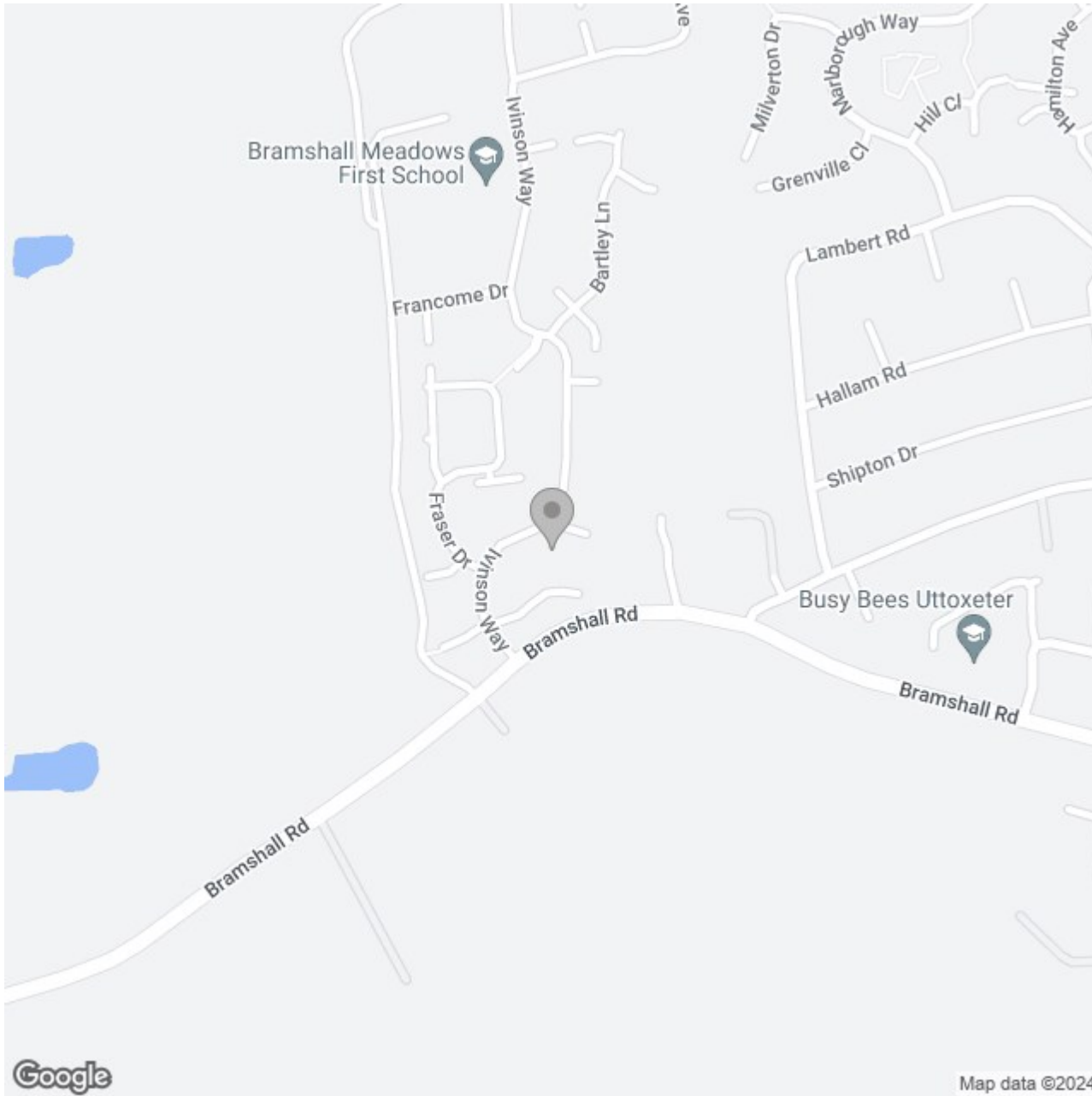




## Second Floor



Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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	