





**\*\* SECOND FLOOR APARTMENT \*\* OFF  
STREET GATED PARKING TO REAR \*\*  
\*\* NO UPWARD CHAIN\*\***

A modern two-bedroom apartment benefiting from double glazing and gas central heating. In brief, the property comprises hallway, lounge diner, kitchen, two bedrooms and family bathroom. Externally, there is off-road parking to rear with further visitor parking available in a gated community. Located within walking distance into the Uttoxeter town centre with local shops, supermarkets and public houses nearby. The apartment is well situated for bus routes, linking major road networks A50 to the M1 and M6. Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



## Hallway

With front entrance door leading into, intercom telephone system, access into loft space, via loft hatch, spotlighting ceiling, consumer unit, thermostat, smoke alarm, isolator switch, telephone point, central heating radiator, doors lead to:

## Lounge

With a hardwood double glazed window to the front elevation, central heating radiator, TV aerial point, telephone point, opening leading to:

## Kitchen

With a hardwood double glazed window to the rear elevation, featuring a range of fitted base and eye level storage cupboards and drawers, roll top preparation work surfaces, integrated appliances include a stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with built-in extractor, oven/grill, fridge, freezer, washing machine, dishwasher, in housing is the central heating combination gas boiler, central heating radiator and built-in storage cupboard with eyelevel shelving.

## Bedroom One

With a double glazed window to the rear elevation, central heating radiator, TV aerial point.

## Bedroom Two

With two double glazed windows to the front elevation, central heating radiator.



## Shower Room

Featuring a three piece shower room suite comprising of low-level WC, double shower cubicle with glass screen and complementary tiling to both floor and wall coverings, pedestal wash hand basin, spotlighting to ceiling, central heating radiator and extractor fan.



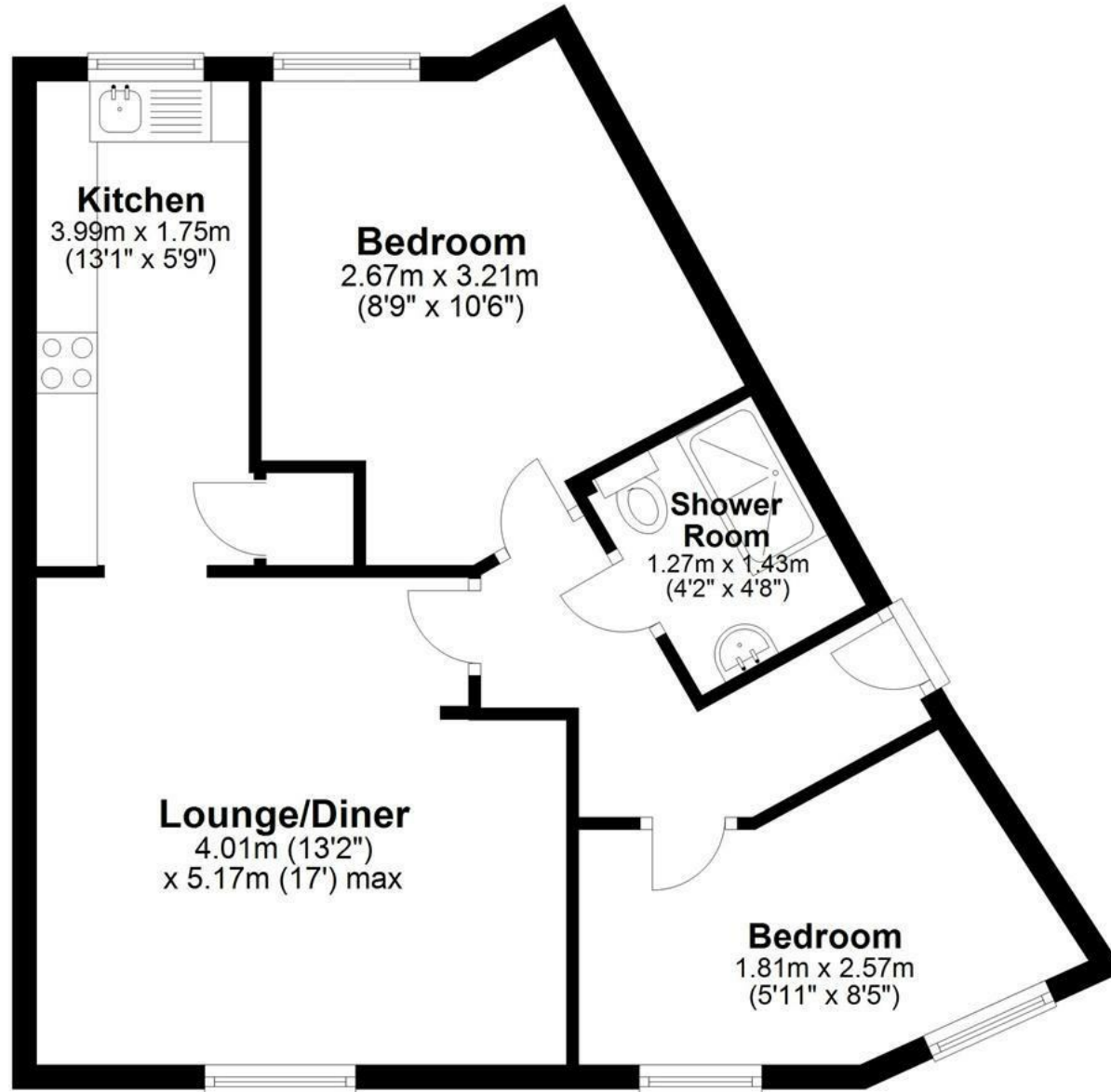




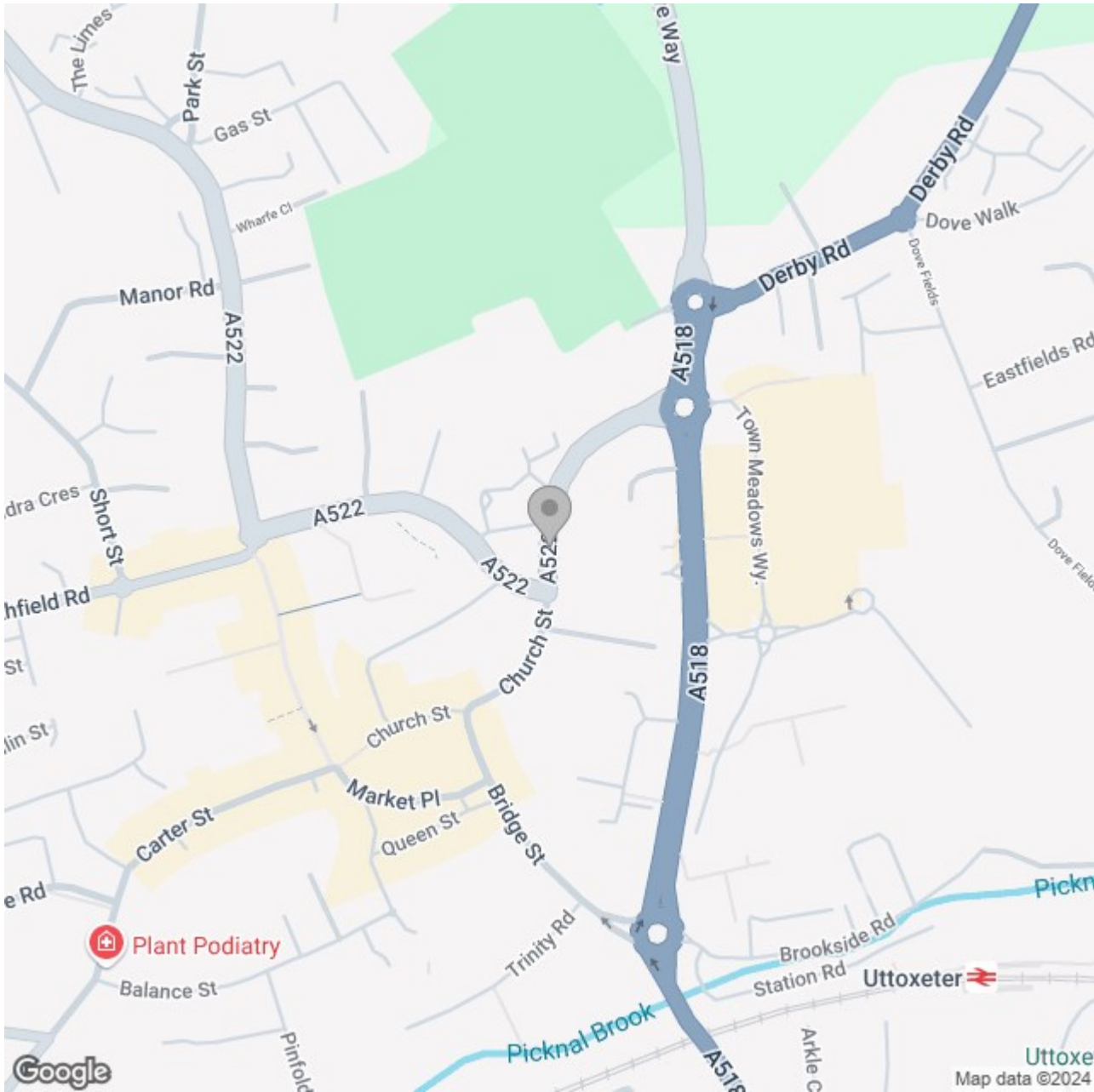


# Second Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



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>	80	80
(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	