







This modern two-bedroom first floor apartment, built by St. Modwen Homes in 2022, is ideally located in the sought-after second phase of the Bramshall Meadows development. Enjoying a scenic corner plot with views across the development's attenuation pond and rural surroundings, the property combines low-maintenance living with excellent energy efficiency. Offered under East Staffordshire's discounted housing scheme, eligible buyers\* benefit from a 20% reduction off the full market value, making it a perfect opportunity for first-time buyers.

The apartment is accessed via a newly constructed road and offers tandem parking for two vehicles. Positioned for convenience, it provides easy access to local amenities and excellent transport links, with the nearby A50 connecting swiftly to the M1, M6, Derby, and Stoke-on-Trent. Inside, the property has been thoughtfully designed to provide practical and comfortable living spaces, with well-proportioned rooms and high-quality finishes throughout.



### \*Eligibility Criteria

To qualify for purchase under the discounted scheme, buyers must meet the following conditions: a combined household income no greater than £60,000 per annum and capital savings under £20,000. The purchaser must intend to use the property as their sole residence and demonstrate a local connection to East Staffordshire—either by living in the area for at least five years, needing proximity to close family for support, or having employment-based reasons to live nearby. Eligibility will be verified by the local authority. Please contact us for further information on how to apply.

The advertised price reflects the 20% discount available to eligible buyers.

### Leasehold Information

We are informed the property is leasehold with a monthly service charge of £46.87. Managed by Encore Estate Management Ltd. Remaining years on the lease (as of 2025) is 246 years.

### Hallway

The apartment is accessed via a private composite entrance door leading to an internal hallway with a central heating radiator, decorative wall panelling, and stairs rising to the first-floor landing.

### Landing

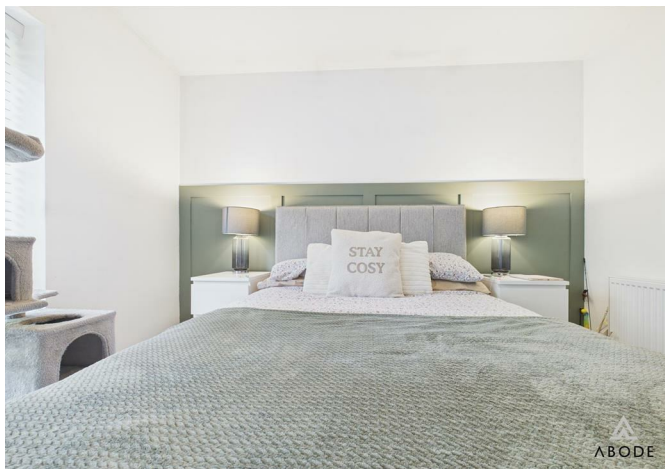
The first-floor landing provides access to the loft via a ceiling hatch and houses the electrical consumer unit, thermostat, smoke alarm, and a central heating radiator. A built-in utilities cupboard offers additional storage, with internal doors leading to all rooms.











## Living/Dining Kitchen

The bright and spacious open-plan living kitchen/diner benefits from three UPVC double-glazed windows to the front and side elevations, framing peaceful views of the development's green space. The kitchen area is fitted with a range of contemporary base and eye-level units, a composite sink and drainer with mixer tap, and a four-ring stainless steel gas hob with matching extractor, grill, and integrated appliances. There is space for additional freestanding appliances, and the combination gas boiler is neatly housed within the kitchen. The room also includes two central heating radiators, a smoke alarm, and access to a useful walk-in pantry cupboard.

## Bedroom One

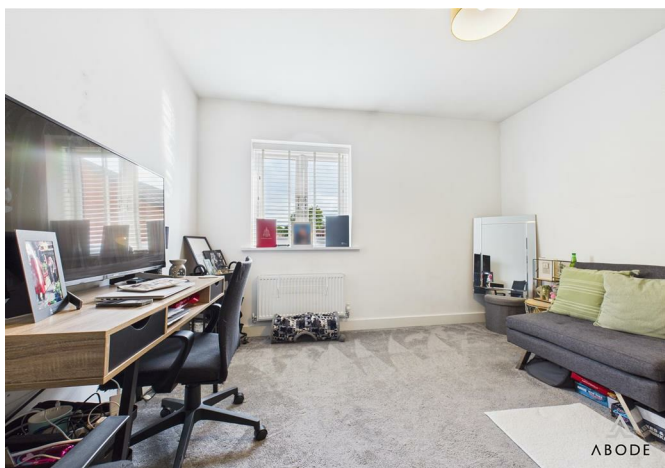
A comfortable double bedroom with a UPVC double-glazed window to the rear elevation. It includes a central heating radiator and built-in mirrored wardrobes offering hanging space and shelving.

## Bedroom Two

Currently used as a study or second sitting area, the original second bedroom features a UPVC double-glazed window to the side elevation and a central heating radiator.

## Bathroom

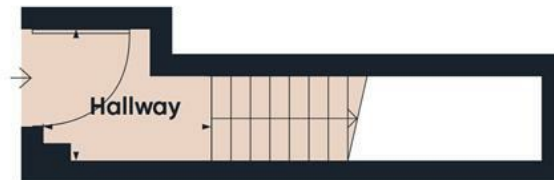
The bathroom comprises a modern three-piece suite, including a low-level WC, a floating wash hand basin with mixer tap, and a panelled bath with glass screen and overhead shower. Complementary tiling adds a clean finish to the walls, and additional features include a chrome heated towel rail, shaving point, extractor fan, and a UPVC double-glazed frosted window to the side elevation.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

60.5 m<sup>2</sup>

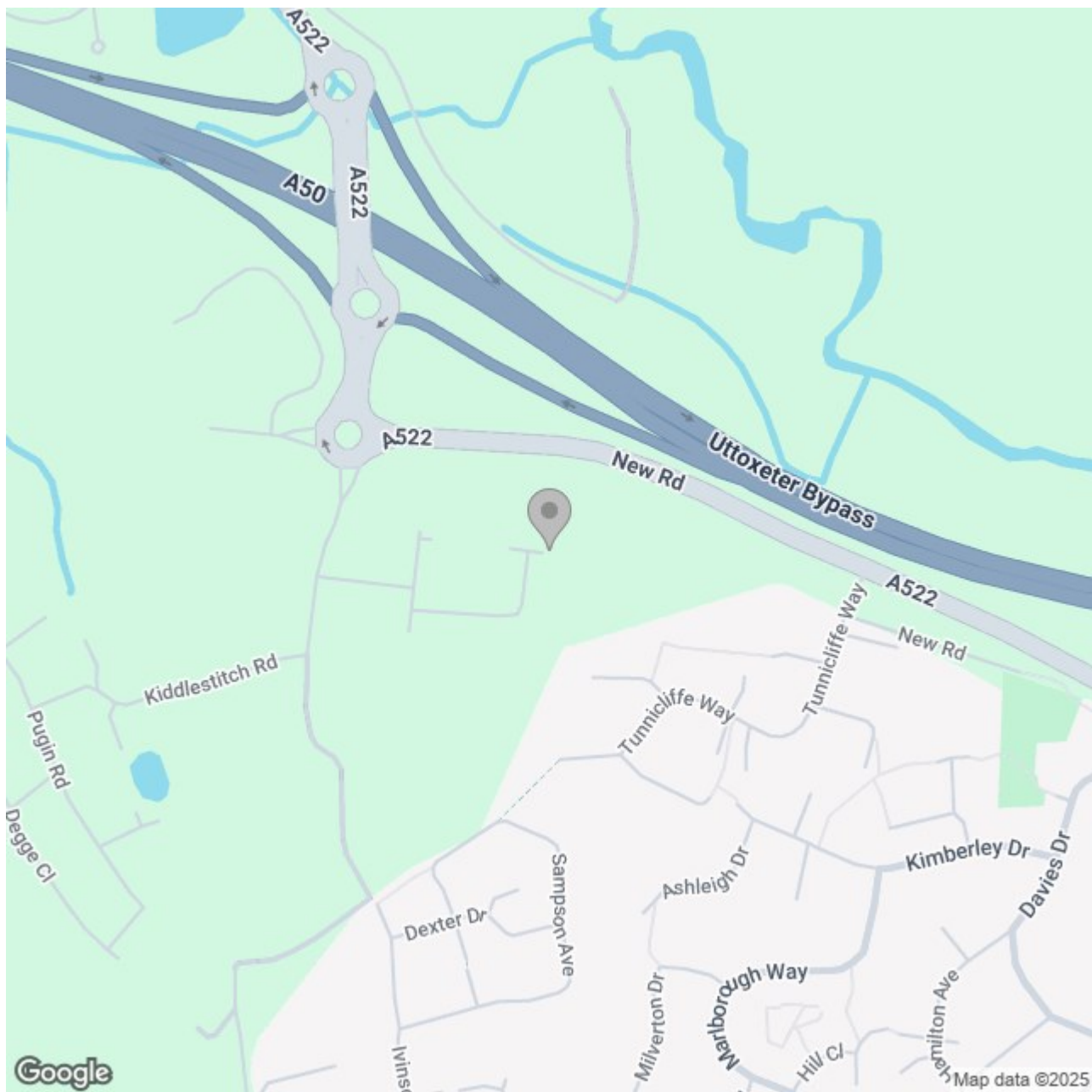
651 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 