



84 Ivinston Way , Uttoxeter, ST14 5EQ

Stylish 2-Bedroom Apartment with Parking – Ideal for Investors or Homeowners with a yield of 7.29%

ABODE are pleased to present this modern and well-appointed 2-bedroom apartment, perfect for first-time buyers, downsizers, or investors. The property boasts a spacious open-plan kitchen, living, and dining area, complete with high-quality fitted units, matching worktops and upstands, downlighting, and integrated appliances including a fridge freezer, stainless steel oven, gas hob, and chimney hood.

Both bedrooms are well-proportioned and share a contemporary family bathroom featuring sleek sanitaryware, chrome-finish fittings, downlighting, and stylish wall tiling. The apartment also benefits from allocated parking, adding convenience to everyday living.

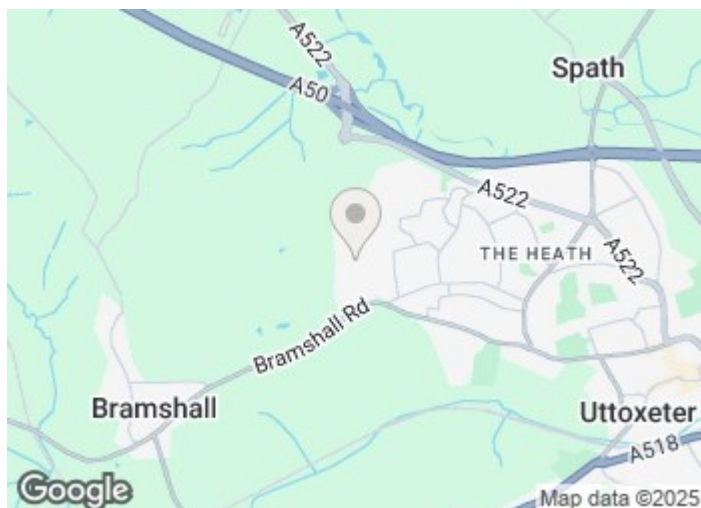
Available with tenant in situ or vacant possession, this property offers exceptional flexibility depending on your needs.

£140,000

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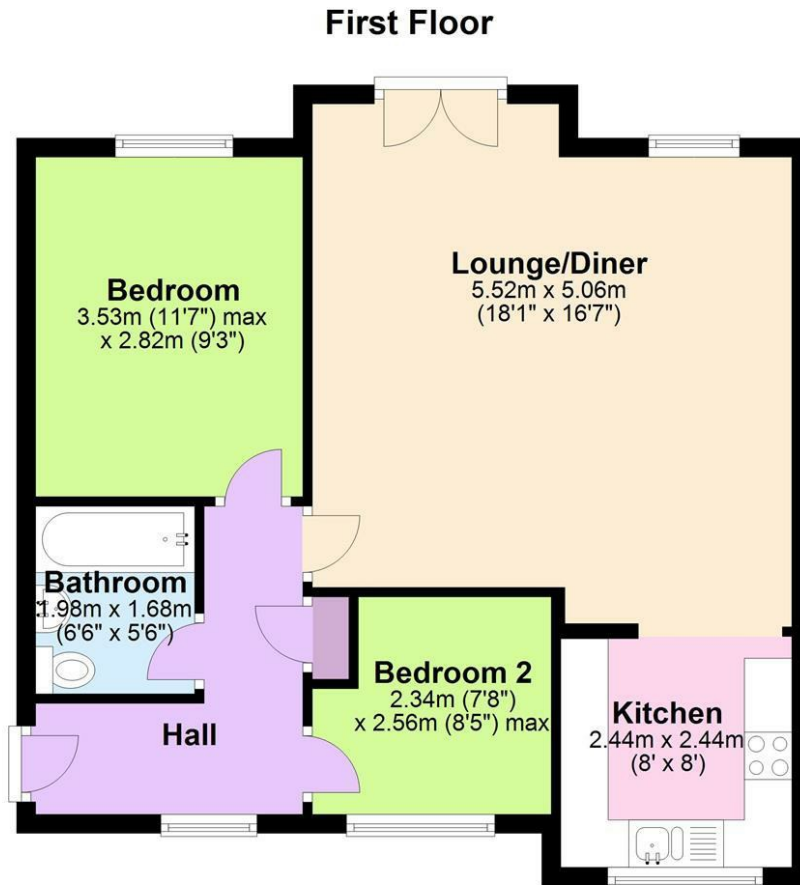
- EXCELLENT LOCAL AMMENITIES
- TWO GOOD SIZED BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- AVAILABLE JULY 2024
- ALLOCATED PARKING
- BATHROOM WITH SHOWER OVER THE BATH
- JULIET BALCONY
- EASY ACCESS TO A50 AND A38
- LARGE LIVING AREA
- UNFURNISHED



Directions



Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	