





Situated in the heart of Uttoxeter, this ground floor apartment offers modern, spacious living with the added convenience of allocated off-road parking and additional visitor spaces available on-site.

The property opens with a welcoming entrance hallway, leading through to an open plan kitchen, dining, and living area. Patio doors allow access to the enclosed outdoor area. The kitchen is fully fitted with modern units, creating a practical yet attractive space for cooking, dining, and entertaining.

There are two well proportioned bedrooms, with the master bedroom benefitting from an ensuite shower room. A separate family bathroom serves the second bedroom and guests.

Additional features include double glazing and gas central heating throughout, ensuring year-round comfort. Perfectly located within walking distance of Uttoxeter town centre, residents will enjoy easy access to a wide range of shops, supermarkets, cafés, and traditional public houses.

Ideal for first time buyers, those looking to downsize or investors, an early viewing is highly recommended!




ABODE
SALES & LETTINGS

Entrance Hallway

Storage cupboard and central heating radiator.

Kitchen/ Living Room

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, under counter lighting and spot lighting. Patio doors leading out into the small garden area, two central heating radiators.

Master Bedroom

Wooden double glazed windows to the front and side elevations, two central heating radiators, built in wardrobes providing ample storage.

Ensuite

White suite comprising;- WC, wash hand basin and corner shower cubicle. Partially tiled walls, central heating radiator, wooden double glazed window to the side elevation, spot lighting and cupboard housing the boiler.

Bedroom

Wooden double glazed window to the front elevation, central heating radiator.

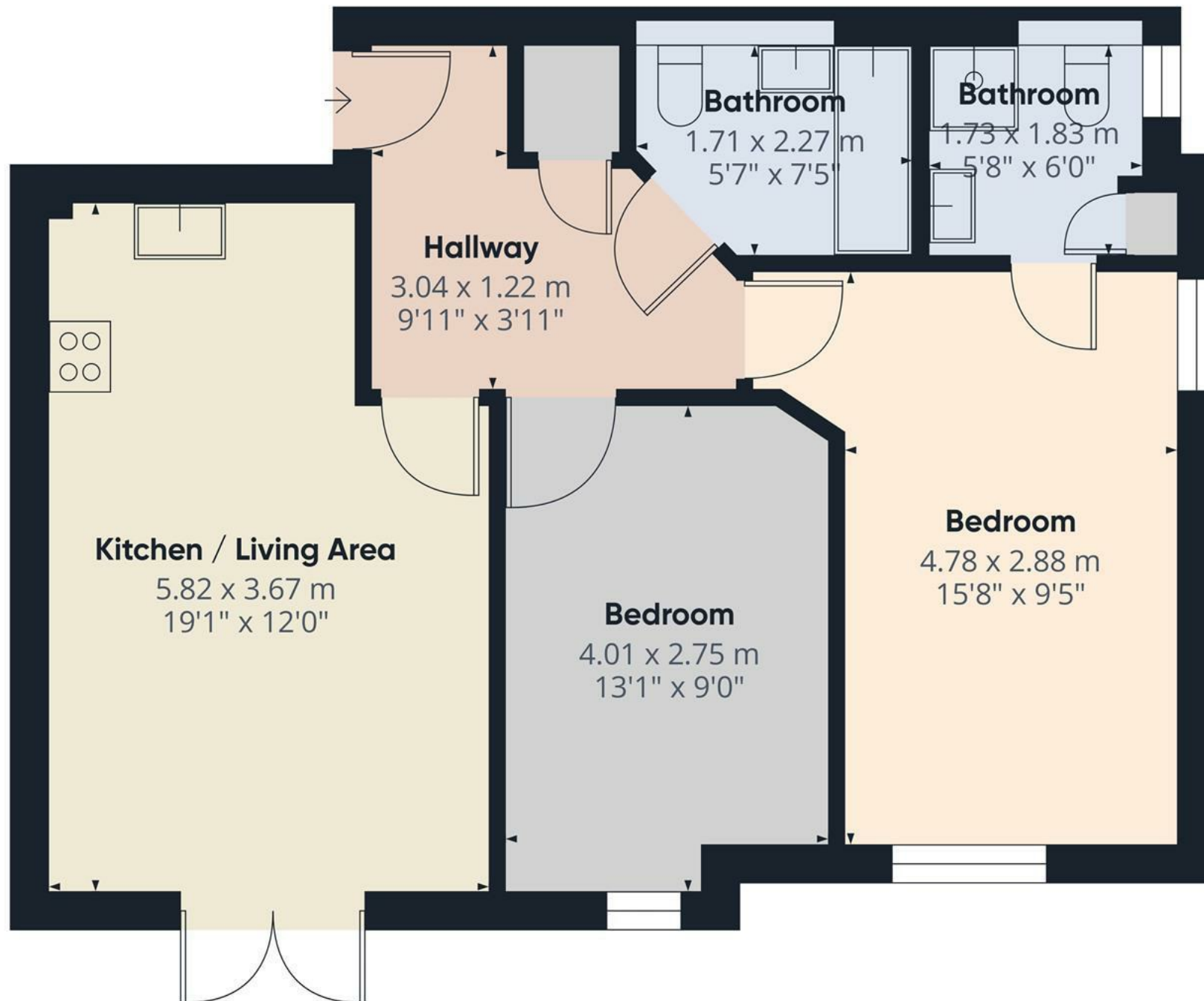
Bathroom

White suite comprising;- WC, wash hand basin and bath. Partially tiled walls, spot lighting, central heating radiator and extractor fan.







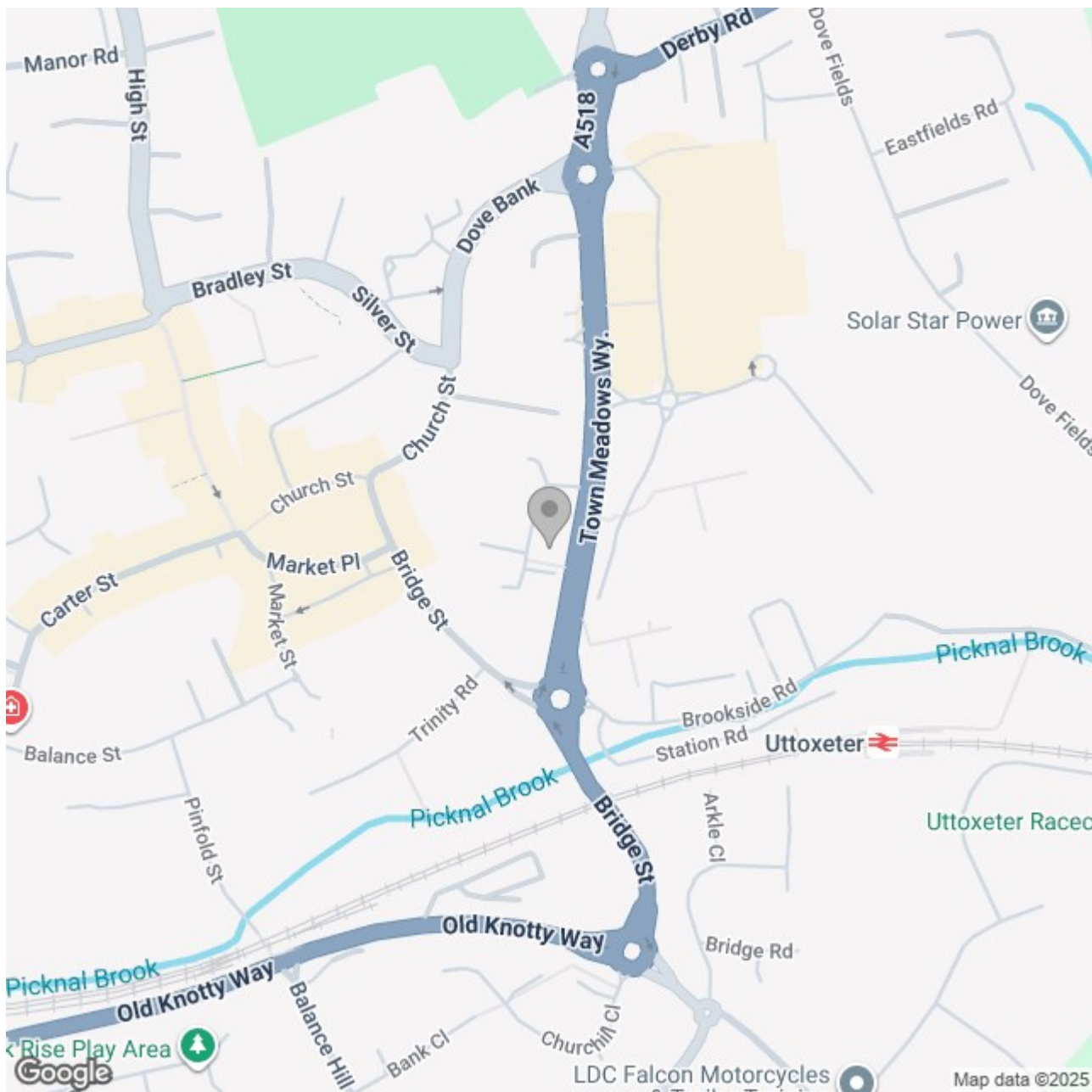


Approximate total area⁽¹⁾
59.8 m²
643 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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
