



Roebuck Close, Uttoxeter. ST14 8AJ

welcome to

Roebuck Close, Uttoxeter

This second floor apartment in Roebuck Close is within walking of the vibrant market town of Uttoxeter which benefits from a local railway station and a wide range of amenities. Internally comprising: open plan kitchen and lounge, two bedrooms, en suite and bathroom. Allocated car parking.

Access to the property is gained via communal car parking leading to:

Communal Entrance Door:

Stairs leading to:

Apartment Entrance Door:

Leading into:

Hallway:

Having central heating radiator; store cupboard; doors off to:

Open Plan Kitchen Living Diner

Lounge Area:

10' 9" x 6' 6" (3.28m x 1.98m)

Having double glazed windows to the two elevations; central heating radiator.

Kitchen Area:

11' 1" x 7' 6" (3.38m x 2.29m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; work surface; integrated electric oven with gas hob and cooker hood over; integrated fridge freezer; plumbing for washing machine; complementary tiling; central heating radiator.

Bedroom One:

13' 9" x 9' 4" (4.19m x 2.84m)

Having double glazed window; fitted wardrobes; central heating radiator; door leading into:

En Suite:

Having shower cubicle wall mounted shower; wash hand basin; low level w.c.; complementary tiling.

Bedroom Two:

13' 2" x 8' 2" (4.01m x 2.49m)

Having double glazed window; central heating radiator.

Bathroom:

Having bath; wash hand basin; low level w.c.; heated towel rail; complementary tiling.

Parking:

One allocated car parking space.

Please Note:

Please note this apartment currently has a sitting Tenant (Tenancy Agreement and monthly rent payable to be confirmed) with the option to buy with or without the current tenant.

Photographs may have been taken using a wide angle lens.





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welcome to

Roebuck Close, Uttoxeter

- Council Tax Band B - Second Floor Apartment
- Two Bedrooms
- En Suite and Bathroom
- Open plan Kitchen and Lounge
- Allocated car parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,950



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
UTR109116 - 0006

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