

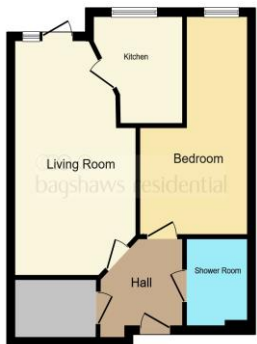


Mellor Lodge, Town Meadows Way, Uttoxeter. ST14 8ES

welcome to

Mellor Lodge, Town Meadows Way, Uttoxeter

GROUND FLOOR apartment in 60yrs plus development with access to good local amenities comprises: lounge diner, kitchen, bedroom & shower room. Mellor Lodge has the advantage of Lodge Manager, lifts & stairs, Residents' lounge and Guest accommodation (subject to availability) and communal laundry.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

Access to the property is gained via:

Communal Entrance:

With intercom system; communal hallway with access to the Residents' Lounge.

Apartment Entrance Door:

Leading into:

Entrance Hallway:

With recess cupboard housing the hot water tank; door leading into:

Lounge:

20' 1" max x 10' 3" (6.12m max x 3.12m)

Having double glazed door; double glazed window; wall mounted electric heater; feature fireplace housing an electric fire; door leading into:

Kitchen:

8' 1" x 7' 6" (2.46m x 2.29m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated electric oven; hob with cooker hood over; integrated fridge and freezer; complementary tiling; double glazed window.

Bedroom:

17' 5" max excluding wardrobes x 9' 1" (5.31m max excluding wardrobes x 2.77m)

Having double glazed window; built in mirror door wardrobes; wall mounted electric heater.

Shower Room:

Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; electric towel rail; complementary wall and floor tiling.

Communal Areas:

Communal gardens together with car parking facility.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band B

There is a communal laundry room, an on-site Lodge Manager and a visitors accommodation (subject to availability).



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welcome to

Mellor Lodge Town Meadows Way, Uttoxeter

- 60yrs plus Development. Ground Floor Apartment
- NO UPWARD CHAIN
- Lounge Diner. Fitted Kitchen. Double Bedroom. Shower Room
- Communal Gardens & Parking Facility
- Guest Suite. Communal Laundry Room

Tenure: Leasehold EPC Rating: C

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.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109432 - 0003

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bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)