





**Chamberlain Close, Uttoxeter. ST14 8ET** 



# welcome to

# **Chamberlain Close, Uttoxeter**

\*\*\*ATTENTION INVESTORS/FIRST TIME BUYERS\*\*\* This first floor apartment, situated within walking distance of the market town of Uttoxeter, MUST BE VIEWED to appreciate the accommodation comprising: open plan kitchen living diner, two bedrooms, EN SUITE & bathroom. Allocated car parking.













Access to the property is gained via:

## **Communal Hallway:**

With stairs leading to First Floor:

## **Apartment Entrance Door:**

Leading into:

### **Entrance Hallway:**

Having central heating radiator; storage cupboard; tiled flooring; intercom; doors off to:

## **Open Plan Kitchen Living Diner**

12' 2" max x 9' 11" max ( 3.71m max x 3.02m max )

## **Living Diner Area:**

Having central heating radiator; double glazed French doors with Juliet balcony.

#### **Kitchen Area:**

A fitted kitchen comprising sink and drainer set in a base unit; further wall, base and drawer units; complementary work surface; integrated cooker with hob and cooker hood over; plumbing for washing machine; further appliance space; down lighting.

#### **Bedroom One:**

15' 8" x 9' 5" ( 4.78m x 2.87m )

With two double glazed windows; central heating radiator; built in wardrobes; door leading into:

#### **En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; central heating radiator; double glazed window.

#### **Bedroom Two:**

13' 2"  $\times$  8' 10" (  $4.01m \times 2.69m$  ) With double glazed window; central heating radiator.

#### **Bathroom:**

Having bath with mixer taps; wash hand basin; low level w.c.; central heating radiator; complementary tiling; down lighting.

#### Car Parking:

One allocated car parking space. Visitor parking\*.

#### Please Note:

\* Subject to availability.

Photographs may have been taken using a wide angle lens. Council Tax Band B. Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





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# **Chamberlain Close, Uttoxeter**

- First Floor Apartment. Two Bedrooms
- Within walking distance of the market town of Uttoxeter
- **EN SUITE and Bathroom**
- Open Plan Kitchen Living Diner
- One Allocated Car Parking. Visitor Parking\*

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1791.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000









postcode not the actual property

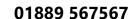
# view this property online bagshawsresidential.co.uk/Property/UTR109635



Property Ref: UTR109635 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the

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