



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

welcome to

Mellor Lodge, Town Meadows Way, Uttoxeter

Bagshaws Residential welcome to the market this GROUND FLOOR apartment, For Sale with NO UPWARD CHAIN and having direct access to the garden, Mellor Lodge benefits from a Lodge Manager, lifts & stairs to all floors, Residents' lounge and communal laundry facility.



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 inspectors. Powered by www.focalagent.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:

Hallway:

With storage cupboard; doors off to:

Lounge Diner:

17' 4" x 10' 7" (5.28m x 3.23m)

Having double glazed door with glazed side panel leading to the communal garden and car park; feature fireplace with fire; wall mounted electric heater; glazed door leading to:

Kitchen:

7' 9" max x 6' 8" max (2.36m max x 2.03m max)

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

Bedroom:

12' 3" max x 9' max (3.73m max x 2.74m max)

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

Shower Room:

Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling.

Outside:

Communal gardens together with parking facility.

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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



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welcome to

Mellor Lodge Town Meadows Way, Uttoxeter

- Ground Floor Apartment - NO UPWARD CHAIN
- Over 60's Development
- Lounge. Kitchen. Bedroom. Shower Room
- Lodge Manager. Lifts & Stairs to all floors, Residents' Lounge. Communal Laundry
- Communal Parking & Gardens

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109584 - 0002

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 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 property and other important matters before exchange of contracts.



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