



**Roebuck Close, Uttoxeter. ST14 8AJ**

**welcome to**

## **Roebuck Close, Uttoxeter**

Bagshaws Residential are pleased to offer to the market this WELL PRESENTED first floor apartment conveniently situated within walking distance of amenities and in brief comprising: open plan kitchen living diner with Juliet balcony, double bedroom, bathroom. Allocated car parking space. NO CHAIN



Access to the property is gained via:

**Communal Entrance Door:**

With stairs leading to:

**Apartment Entrance Door:**

Leading into:

**Entrance Hallway:**

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

**Open Plan Kitchen Living Diner**

17' 4" max x 11' 11" max ( 5.28m max x 3.63m max )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with cooker hood over; plumbing for washing machine; complementary tiling; two central heating radiators; double glazed French doors with Juliet balcony.

**Bedroom:**

14' 1" max x 8' 7" max ( 4.29m max x 2.62m max )

With dual aspect double glazed windows; fitted wardrobes; central heating radiator.

**Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; heated towel rail; complementary tiling; double glazed window.

**External:**

Allocated car parking space.

**Please Note:**

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



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## **Roebuck Close, Uttoxeter**

- First Floor Apartment
- NO UPWARD CHAIN
- Double Bedroom. Bathroom
- Open Plan Kitchen Living Diner with Juliet Balcony
- Allocated Car Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109833 - 0004

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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