



Church Street, Uttoxeter. ST14 8AG

welcome to

Church Street, Uttoxeter

Bagshaws Residential welcome to the market this GROUND FLOOR APARTMENT offering excellent opportunity for FIRST TIME BUYERS or INVESTMENT BUYERS having allocated parking and Visitor parking and accommodation comprising: lounge diner opening into kitchen, two bedrooms and bathroom.



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.localagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

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

Lounge Diner:

With double glazed window to the front elevation; central heating radiator; opening into:

Kitchen:

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; double glazed window to the rear elevation; central heating radiator; storage cupboard.

Main Bedroom:

Having double glazed window to the rear elevation; central heating radiator.

Bedroom Two:

With double glazed window to the side elevation; central heating radiator.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; complementary tiling.

External:

Accessed via electric gates is one allocated car parking to the rear together with Visitor parking.

Please Note:

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



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Church Street, Uttoxeter

- GROUND FLOOR APARTMENT
- Two Bedrooms
- Lounge Diner opening into Kitchen
- Gated Parking
- IDEAL INVESTMENT / FIRST TIME BUY

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3100.00

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109822 - 0003

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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