



Hawthorn Mews, Uttoxeter ST14 7JG

welcome to

Hawthorn Mews, Uttoxeter

Bagshaws Residential bring to the market with NO UPWARD CHAIN this attractive characterful first floor apartment ideal for FIRST TIME or INVESTMENT BUYERS with accommodation comprising: lobby, lounge, fitted kitchen, two bedrooms and bathroom. Communal garden and two car parking spaces.



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.focalagent.com



Access to the property is gained via:

Private Entrance Door:

Leading into:

Lobby Area:

With central heating radiator; stairs leading to:

**First Floor:
Lounge:**

13' 10" max inc stairs x 13' (4.22m max inc stairs x 3.96m)
Having sash window to rear elevation; feature oval window to the front elevation; central heating radiator; exposed beam to the ceiling; door leading into:

Kitchen Diner:

13' 8" x 8' 7" (4.17m x 2.62m)
A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; freestanding cooker; plumbing for a washing machine; further appliance; central heating radiator; vaulted ceiling with A frame beams; sash windows to the front and rear elevations.

Inner Hall:

With two sash windows to the front elevation; central heating radiator; doors off to:

Main Bedroom:

13' 9" x 8' 10" (4.19m x 2.69m)
Having sash windows to the front and side elevations; vaulted ceiling with A frame and beams; central heating radiator.

Bedroom:

10' x 8' 10" (3.05m x 2.69m)
With sash window to the rear elevation; central heating radiator; loft access; beam to ceiling.

Bathroom:

Having bath with wall mounted shower over and side screen; low level wc; wash hand basin; complementary tiling; central heating radiator; storage cupboard; sash window to the rear elevation.

Communal Garden:

(Only shared with one other property). Being laid mainly to lawn.

Parking:

Two car parking spaces.

Please Note:

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



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Hawthorn Mews, Uttoxeter

- First Floor Apartment
- Town Centre Location
- Two Bedrooms. Bathroom
- Two Car Parking Spaces. Communal Garden
- Gas Central Heating

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 560.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109910 - 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 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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