

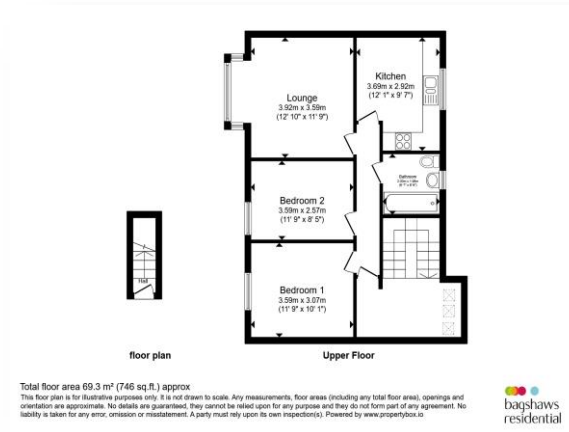
**Sharlotte Court, Uttoxeter. ST14 7JU**



**welcome to**

## **Charlotte Court, Uttoxeter**

Being sold with NO UPWARD CHAIN is this UPPER FLOOR PENTHOUSE APARTMENT which has its own PRIVATE ACCESS with landing/study area leading to lounge, breakfast kitchen, two bedrooms and bathroom. There is an allocated car parking space plus visitors space (subject to availability).



Access to the property is gained via:

**Communal Entrance:**

Leading into:

**Communal Lobby:**

With entry phone system; stairs leading to upper floor.

**Private Entrance / Study Area:**

With feature exposed brickwork; three sky light windows; stairs leading to:

**Apartment Door:**

Leading into:

**Entrance Hallway:**

With central heating radiator; wood effect flooring; doors off to:

**Breakfast Kitchen:**

12' max x 9' 6" max ( 3.66m max x 2.90m max )

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; integrated electric oven with hob and cooker hood over; plumbing for washing machine; central heating boiler; central heating radiator; complementary wall and floor tiling; double glazed window.

**Lounge:**

14' 4" into bay x 12' ( 4.37m into bay x 3.66m )

With double glazed box bay window; central heating radiator; wood effect flooring.

**Bedroom One:**

11' 9" x 10' ( 3.58m x 3.05m )

With double glazed window; central heating radiator.

**Bedroom Two:**

12' 1" x 8' 3" ( 3.68m x 2.51m )

With double glazed window; central heating radiator.

**Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; complementary tiling; double glazed window; central heating radiator.

**Outside:**

There is one allocated car parking space plus visitors parking, subject to availability.

**Please Note:**

Photographs may have been taken using the wide angle lens.



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welcome to

## Sharlotte Court, Uttoxeter

- Upper Floor Penthouse Apartment. Two Bedrooms
- PRIVATE ACCESS. Landing/Study Area
- Lounge. Breakfast Kitchen. Bathroom
- Allocated Car Parking Space
- NO UPWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3134.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110049 - 0002

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