

Mellor Lodge

Town Meadows Way, Uttoxeter, ST14 8ES

John 
German



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£117,000

Beautifully positioned ground floor apartment with direct access on the communal gardens, freshly decorated with brand new lounge carpeting. For sale with no upward chain. Extremely popular and prestigious development harmoniously combining independent living with excellent communal facilities.

There are excellent facilities which you can take or leave as you please, including the residents lounge and kitchenette, lift and stairs, laundry room, guest's suite (by arrangement), lodge manager and the active social life on offer.

Situated on the edge of the town centre within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, dental practices, train station, racecourse, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - The main entrance is located under a large canopy porch with a recently upgraded, electronically operated intercom system opening into the entrance vestibule, leading to the residents' lounge with its kitchenette and corridors leading to the stairs and residents lift to the upper floors.

The apartment's private entrance hall provides a lovely introduction to the home, with a built-in storage cupboard and doors to the accommodation.

A glazed door leads into the generously sized living room which offers space for a dining suite and soft furnishings. A full height window fills the room with natural light with a matching door providing access and views over the communal garden to the front of the building, a great place from which to watch the local birds as well as the residents comings and goings.

A glazed door opens to the modern fitted kitchen which has a range of base and eye level units with wood effect fitted worktops, an inset stainless steel sink unit set below the window, tiled splashbacks, a fitted electric hob with an extractor over, built-in eye level oven, plus an integrated fridge and freezer and a large walk-in pantry cupboard.

The larger than average double bedroom has built-in wardrobes with mirrored sliding doors, space for further freestanding furniture and a front facing window.

The bathroom completes the accommodation and is fitted a three piece suite comprising panelled bath with shower over, vanity washbasin with storage beneath and a low flush WC, tiled splashbacks.

Outside - The apartment benefits from the use of communal gardens which are partly laid to lawn with well stocked and tended beds and borders plus several seating areas positioned to take advantage of the sun. Shared vehicular access leads to the residents parking and the mobility scooter shelter.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced 1st January 2007 for 125 years. Ground rent £329.69 per 6 months. Service charge is £1308.21 paid per half year.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







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Agents' Notes

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