

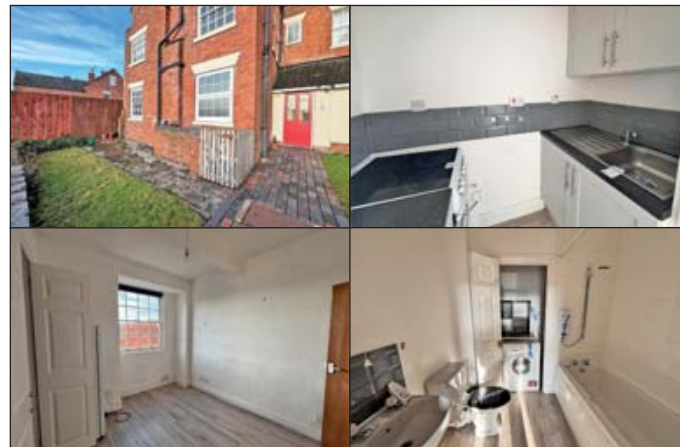
Lot 241

Flat 4, Vernon House 23-25, Balance Street,  
Uttoxeter, Staffordshire, ST14 8JB

Upon  
Instruction of 



All enquiries Ref: Meghan Mamo



**Accommodation:**

One bedroom, reception room, kitchen, bathroom/wc  
Outside: Shared courtyard, allocated parking

**EPC Rating:** F

**Council Tax Band:** A

**Lease:**

Held on a lease for a term of 125 years from 01/07/1985.

**To view:**

By arrangement with the auctioneers.

■ **Leasehold ground floor flat**

■ **Grade II Listed**

**Location:**

Vernon House is located on Balance Street. Shopping amenities are available locally within Uttoxeter Town Centre with a further range of shops, bars and restaurants found within Derby City Centre lying to the east and within Stoke City Centre located to the north west. Public transport links are available at Uttoxeter Rail Station lying to the east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A518 located to the south and the A50 lying to the north. Recreational pursuits can be found at Bramshall Road Park located to the west.