

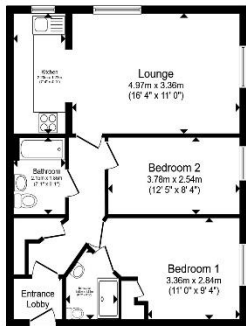


Roebuck Close, Uttoxeter. ST14 8AJ

welcome to

Roebuck Close, Uttoxeter

Situated in close proximity to local amenities is this upper floor apartment and Bagshaws Residential advise **EARLY VIEWING** to appreciate the accommodation, benefiting from double glazing & gas central heating, comprising: lounge diner, kitchen, two bedrooms, EN SUITE & bathroom. Two parking spaces.



Total floor area 58.1 m² (625 sq.ft.) approx.
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. Powered by www.propertybox.co



Access to the property is gained via:

Communal Entrance:

With stairs leading to:

Third Floor:

Apartment Entrance Door:

Leading into:

Lobby:

Having central heating radiator; door leading into:

Hallway:

With storage cupboard; doors off to:

Lounge Diner:

16' 2" x 10' 11" (4.93m x 3.33m)

Having two double glazed windows; two central heating radiators; opening into:

Fitted Kitchen:

10' 9" x 7' 3" (3.28m x 2.21m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with four ring gas hob and cooker hood over; integrated washing machine and fridge freezer; central heating boiler; complementary wall tiling; double glazed window.

Bedroom One:

11' excluding door recess x 9' 4" max (3.35m excluding door recess x 2.84m max)

With double glazed window; fitted wardrobes with overhead cupboards and bedside cabinets; central heating radiator; loft access hatch; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; complementary tiling.

Bedroom Two:

12' 5" x 8' 5" (3.78m x 2.57m)

With double glazed window; central heating radiator.

Bathroom:

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

Parking:

Two allocated car parking spaces.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Roebuck Close, Uttoxeter

- Upper Floor Apartment. NO UPWARD CHAIN
- Two Bedrooms
- EN SUITE to main bedroom. Bathroom
- Lounge Diner opening into Kitchen
- Two Allocated Car Parking Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109827 - 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.

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