



Lambert Road, Uttoxeter ST14 7QG

welcome to

Lambert Road, Uttoxeter

Bagshaws Residential bring to the market this GROUND FLOOR FLAT offered For Sale with NO UPWARD CHAIN and benefiting from FRONT & REAR GARDENS. Internal accommodation comprising: hallway, open plan living dining kitchen, bedroom and wet room. Allocated car parking space.



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.flooragent.com



Access to the property is gained via:

Communal Entrance Door:

Leading into:

Communal Entrance Lobby:

With stairs to the first floor flats; good sized understairs storage cupboard solely for the use of 69 Lambert Road.

Flat Entrance Door:

Leading into:

Hallway:

With storage cupboards; doors off to:

Open Plan Living Kitchen Diner

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; work surface; electric oven with hob and cooker hood over; plumbing for washing machine; further appliance space; laminate flooring; wall mounted electric heater; double glazed patio doors leading out to the garden.

Bedroom:

Having double glazed window to the front elevation; fitted wardrobes; wall mounted electric heater.

Wet Room:

Having wall mounted shower, wash hand basin; low level wc; wall tiling.

Gardens:

Having lawned garden to the front and lawned garden to the rear having slab path and patio area and timber fence boundaries.

Allocated Car Parking:

One allocated car parking space.

Please Note:

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

The Freehold of this property is on a Shared Freehold basis with other properties in the block, a yearly fee of £15 for the block is payable.



view this property online bagshawsresidential.co.uk/Property/UTR109899



welcome to

Lambert Road, Uttoxeter

- Ground Floor Flat
- NO UPWARD CHAIN
- Open Plan Living Dining Kitchen
- Bedroom. Wet Room
- Allocated Car Parking. Front and Rear Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Feb 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109899](https://www.bagshawsresidential.co.uk/Property/UTR109899)



Property Ref:
UTR109899 - 0004

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk