

Asking Price £120,000 Leasehold

1 Bedroom, Apartment - Retirement

11, Mellor Lodge Town Meadows Way, Uttoxeter, Staffordshire, ST14 8ES

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Sales & Lettings
Retirement Property Specialists

Mellor Lodge

Mellor Lodge is a prestigious and stylish development of 48 one and two bedroom retirement apartments in Uttoxeter. Local amenities are fantastic with a small retail park just across the road with a range of shops and entertainment and the high street just behind the Lodge has even more stores, cafes, restaurants and facilities. There are 5 major supermarkets (Waitrose, Tesco, Aldi, Lidl and Asda) all within just a few hundred yards. The Uttoxeter Racecourse and Golf Club are both less than a mile away with many regular events. The Peak District national park is only 12 miles away and a stunning place to visit and explore.

Local transport is excellent with Uttoxeter railway station just 1/3 mile away making travel further afield effortless. Uttoxeter is well connected to the rest of the country by the motorway network making travel easy. Conveniently situated for local transport links, with the town centre bus station approximately a quarter of a mile away and within easy walking distance.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mellor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mellor Lodge has a private car park and laundry room for the owners.

Mellor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mellor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Situated in a desirable ground floor position, this delightful one bedroom apartment is presented in very good order throughout and is conveniently located near the owners lounge, laundry room and entrance, providing easy access within the development. The property is offered with vacant possession and no onward chain.

The living room is generous in size, offering ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio area, and windows fill the room with natural light.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob and a fridge with freezer compartment. A window provides light and ventilation.

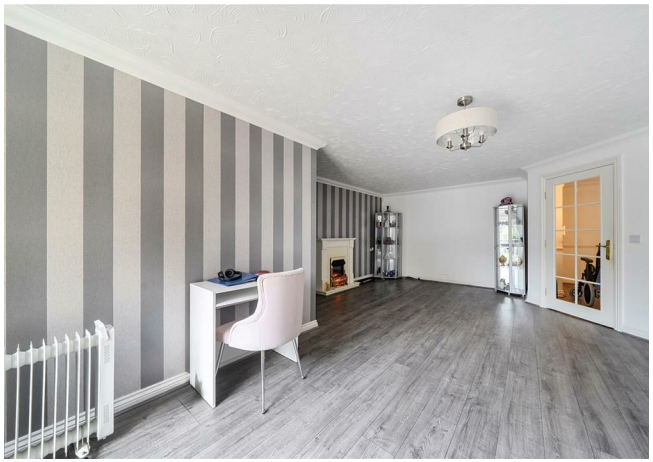
The bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional furniture if desired. A window keeps this lovely bedroom bright and airy.

The shower room offers a large shower, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment must be viewed!







Features

- One bedroom ground floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and patio
- On site Lodge Manager
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service charge per annum (Year Ending 31st May 2027): £2,616.42.

Ground rent per annum: £659.38 To be reviewed January 2028.

Council Tax Band B

125 year Lease commencing 2007

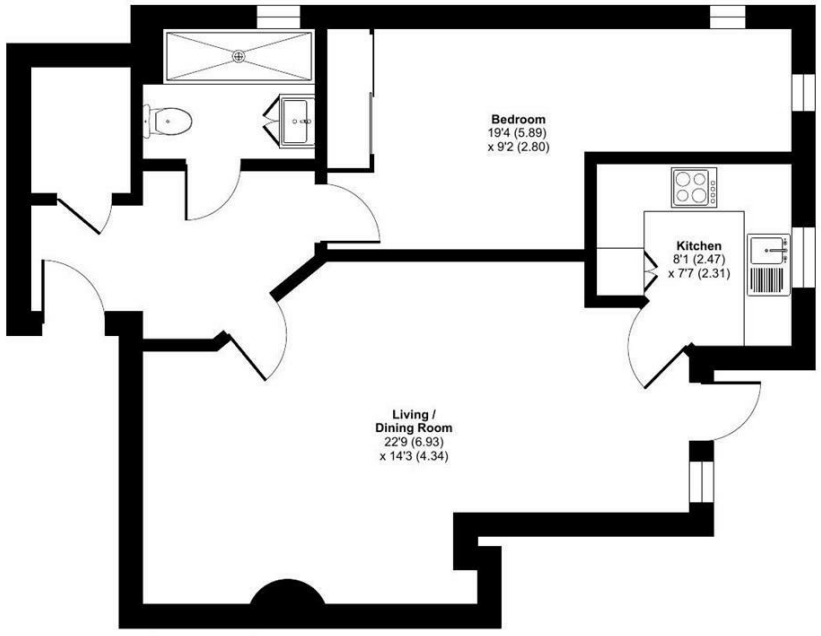
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1543318

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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