



**Vernon House Balance Street, Uttoxeter ST14 8JB**

**welcome to**

## **Vernon House Balance Street, Uttoxeter**

- Ground Floor One Bedroom
- NO ONWARD CHAIN
- Lounge. Kitchenette
- Bathroom
- Communal Garden. One Allocated Car Parking Space

Tenure: Leasehold EPC Rating: F  
Council Tax Band: A Service Charge: Ask Agent  
Ground Rent: £1.00

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.

# £70,000

Access to the property is gained via:

**Communal Entrance Door:**  
Leading into:

**Hallway:**  
With doors off to:

**Flat Entrance Door:**  
Leading into:

**Lobby:**  
Doors off to:

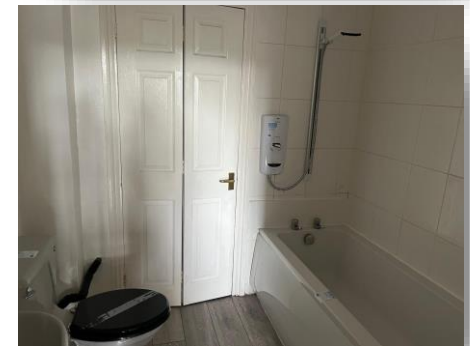
**Bathroom:**  
Having bath with shower over; wash hand basin; low level wc; double door cupboard with plumbing for washing machine; wood effect flooring.

**Lounge / Kitchenette:**  
10' 10" max x 8' 5" max ( 3.30m max x 2.57m max )  
With wood effect flooring; double doors to kitchenette housing sink and drainer set in a base unit; further base and wall unit; point for cooker.

**Bedroom:**  
10' 5" max x 6' 7" max ( 3.17m max x 2.01m max )  
With window to the rear elevation; wood effect flooring.

**Communal Garden:**  
Lawned and patio areas to the rear of the property. One allocated car parking space.

**Agent Note:**  
This property is sold as seen and limited information will be available with regards to Property Information Form enquiries and there is currently no Leasehold information available.



**view this property online** [bagshawsresidential.co.uk/Property/UTR109969](https://bagshawsresidential.co.uk/Property/UTR109969)



**Property Ref:**  
UTR109969 - 0004

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