





This stylish and energy-efficient two-bedroom first-floor apartment offers modern, low-maintenance living on the outskirts of Utttoxeter town centre. The property opens into a welcoming entrance hallway equipped with an intercom entry system, a useful built-in cloaks cupboard, and fibre broadband connectivity.

At the heart of the home is a bright and spacious open-plan lounge and dining room, flooded with natural light from a front-facing window and French doors that open onto a Juliet balcony. An open archway leads from the living space into a well-appointed kitchen, which features a comprehensive range of wall and base units with wood-block effect work surfaces, an integrated fridge and freezer, an electric oven with a gas hob, and a high-efficiency combination boiler.

The accommodation continues with a generous double main bedroom and a well-proportioned second bedroom, both served by a modern family bathroom complete with a three-piece suite, electric shower over the bath, and complementary tiling.

Outside, the apartment benefits from two allocated off-road parking spaces, all within easy reach of local amenities and the A50 bypass link road.



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Entrance Hallway

A welcoming entrance hallway with a UPVC double glazed window to the rear elevation, central heating radiator, thermostat, smoke alarm, intercom entry telephone system, and a useful built-in cloaks cupboard housing the electrical consumer unit and fibre broadband connection point. Internal doors provide access to all principal rooms.

Lounge/Dining Room

A bright and spacious open-plan living and dining area featuring a UPVC double glazed window to the front elevation and UPVC double glazed French doors opening onto a Juliet balcony, allowing an abundance of natural light. The room benefits from three central heating radiators, a TV aerial point, carbon monoxide detector, and an open archway leading into the kitchen.

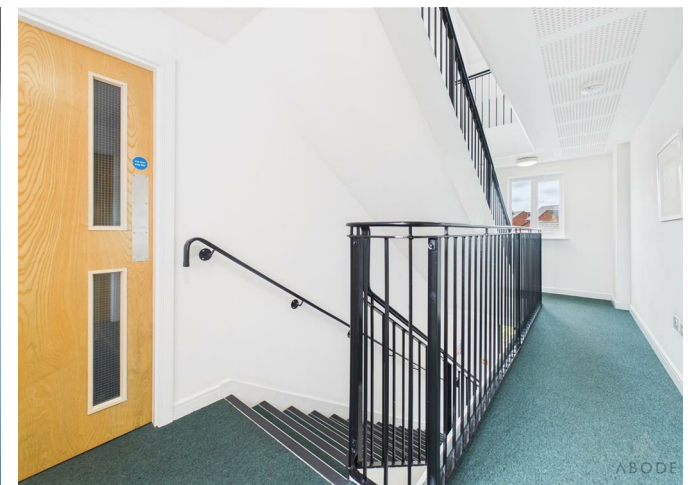
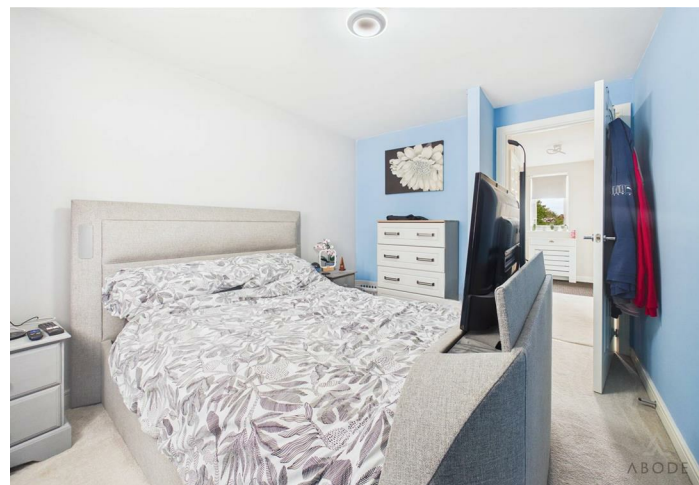
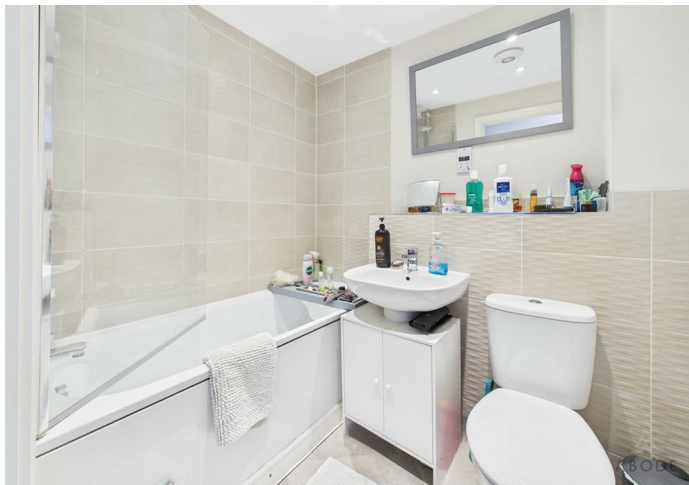
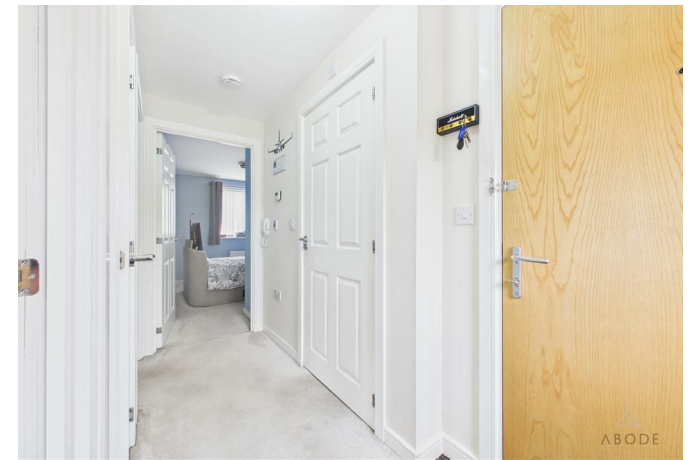
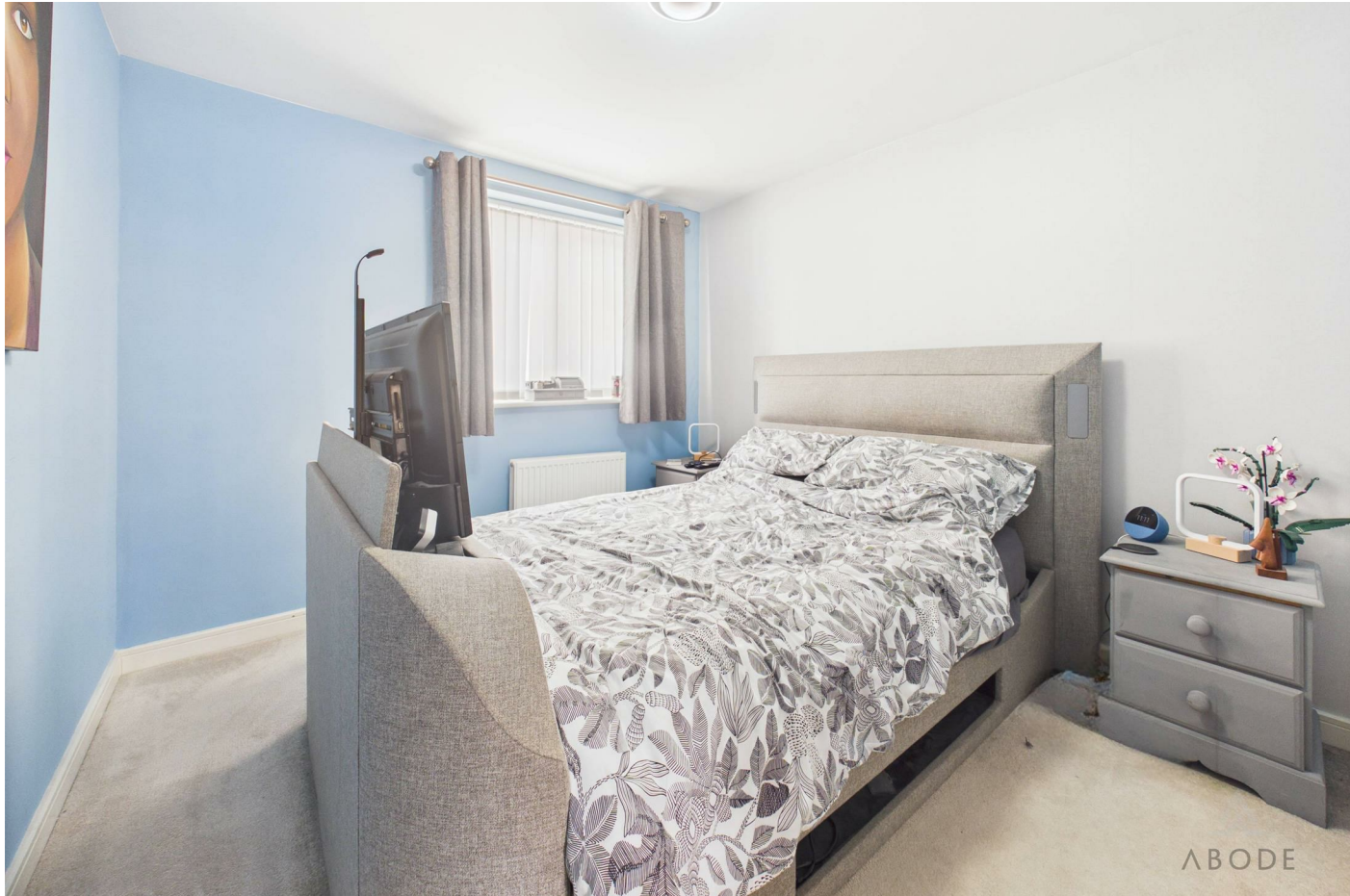
Kitchen

Well-appointed with a UPVC double glazed window to the rear elevation and fitted with a comprehensive range of matching wall and base units with wood-block effect work surfaces. Integrated appliances include a fridge, freezer, built-in oven and grill, four-ring stainless steel gas hob with extractor hood above, and a 1½ bowl stainless steel sink with mixer tap. The kitchen also houses the gas-fired combination boiler and benefits from a smoke alarm.

Bedroom One

A generous double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and telephone point.





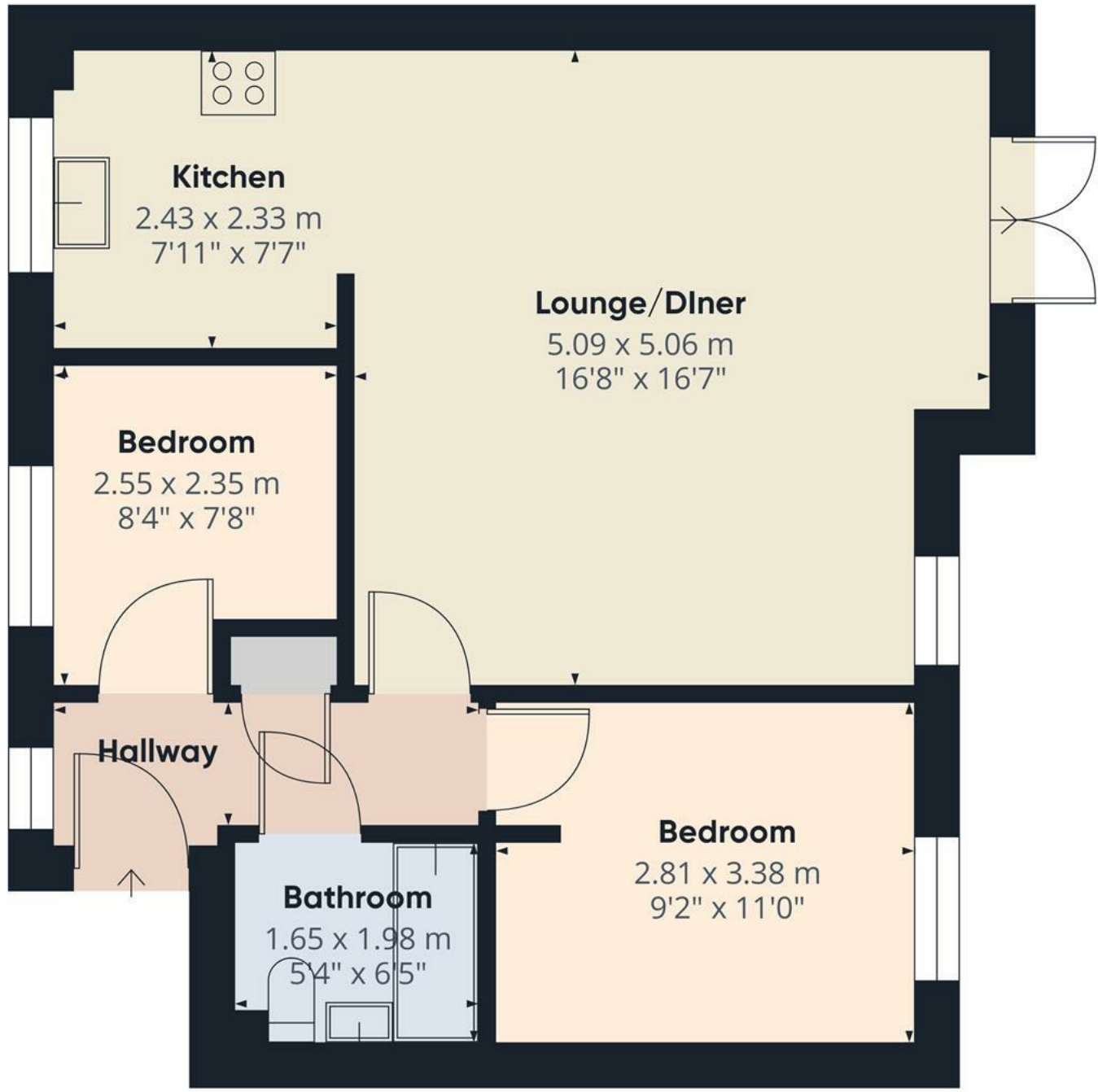
Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

Modern family bathroom fitted with a three-piece suite comprising a panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin with mixer tap, and low-level WC. Finished with complementary wall tiling, recessed ceiling spotlights, extractor fan, central heating radiator, and shaver point.



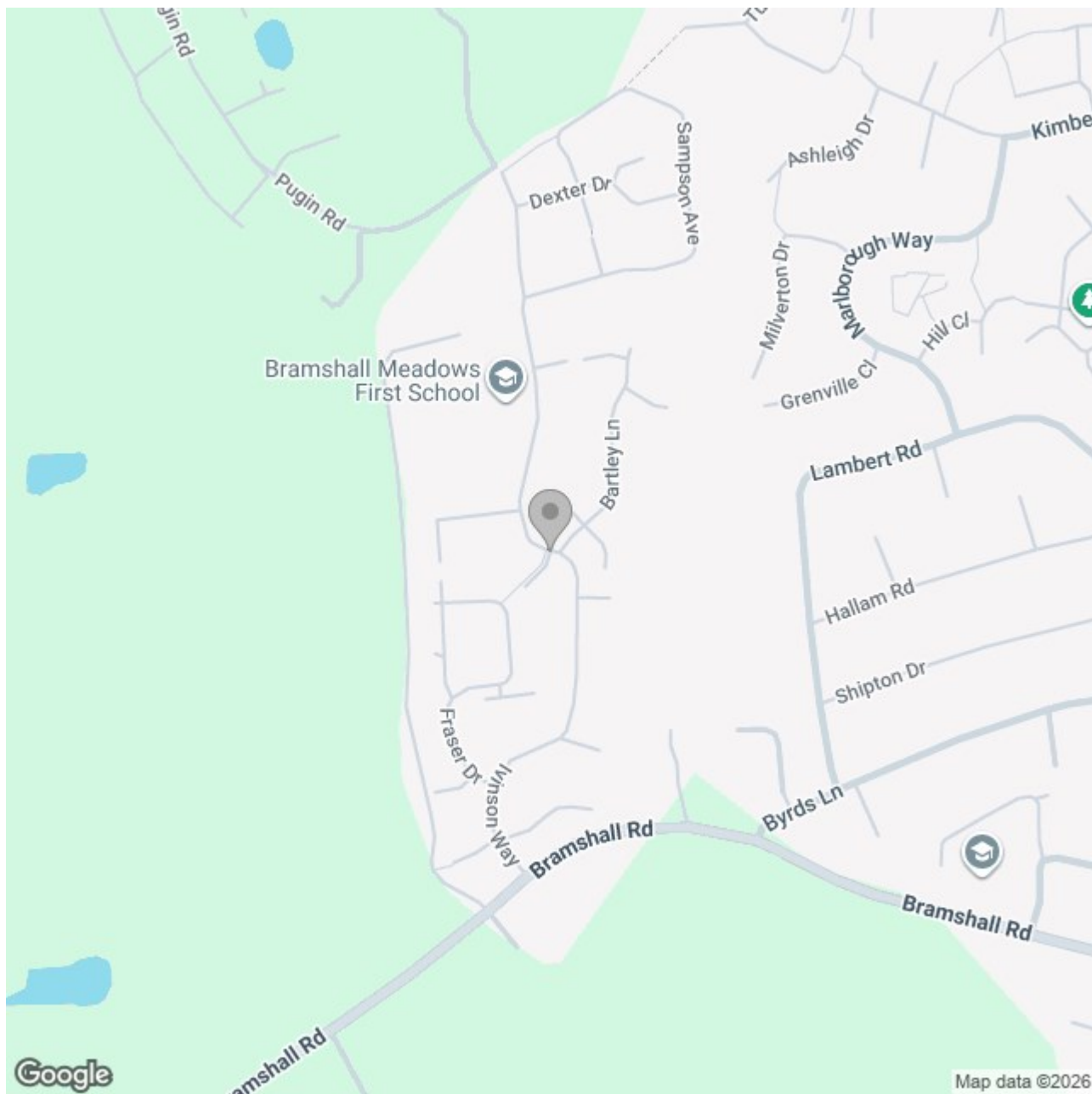


Approximate total area⁽¹⁾
53.5 m²
574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	