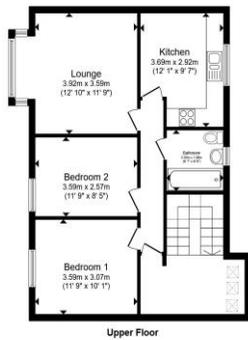


Sharlotte Court, Uttoxeter. ST14 7JU

welcome to

Sharlotte Court, Uttoxeter

Being sold with NO UPWARD CHAIN is this UPPER FLOOR PENTHOUSE APARTMENT which has its own PRIVATE ACCESS with landing/study area leading to lounge, breakfast kitchen, two bedrooms and bathroom. There is an allocated car parking space plus visitors space (subject to availability).



Total floor area 69.3 m² (746 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 inspections. Powered by www.propertybox.co

bairstows
residential



Access to the property is gained via:

Communal Entrance:

Leading into:

Communal Lobby:

With entry phone system; stairs leading to upper floor.

Private Entrance / Study Area:

With feature exposed brickwork; three sky light windows; stairs leading to:

Apartment Door:

Leading into:

Entrance Hallway:

With central heating radiator; wood effect flooring; doors off to:

Breakfast Kitchen:

12' max x 9' 6" max (3.66m max x 2.90m max)

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; integrated electric oven with hob and cooker hood over; plumbing for washing machine; central heating boiler; central heating radiator; complementary wall and floor tiling; double glazed window.

Lounge:

14' 4" into bay x 12' (4.37m into bay x 3.66m)

With double glazed box bay window; central heating radiator; wood effect flooring.

Bedroom One:

11' 9" x 10' (3.58m x 3.05m)

With double glazed window; central heating radiator.

Bedroom Two:

12' 1" x 8' 3" (3.68m x 2.51m)

With double glazed window; central heating radiator.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; complementary tiling; double glazed window; central heating radiator.

Outside:

There is one allocated car parking space plus visitors parking, subject to availability.

Please Note:

Photographs may have been taken using the wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110049



welcome to

Sharlotte Court, Uttoxeter

- Upper Floor Penthouse Apartment. Two Bedrooms
- PRIVATE ACCESS. Landing/Study Area
- Lounge. Breakfast Kitchen. Bathroom
- Allocated Car Parking Space
- NO UPWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3134.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110049](https://www.bagshawsresidential.co.uk/Property/UTR110049)



Property Ref:
UTR110049 - 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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