



£110,000

1 Bedroom Apartment for sale
22 Friesian Way, Uttoxeter





Overview

Looking for a stylish, contemporary living space with modern amenities? Look no further! This spacious one-bedroom ground-floor apartment in Uttoxeter offers everything you need for comfortable, convenient living.



Key Features

- NO ONWARD CHAIN
- Council Tax Band 'A'
- Spacious open-plan lounge with plenty of natural light
- Ground floor convenience with easy access
- Modern fitted kitchen
- Handy storage cupboards
- Garden with bin and bike store
- Close to Excellent Transport Links





Step into modern living with this beautifully presented one-bedroom ground-floor apartment, perfectly designed for comfort, convenience, and lifestyle. Ideal for first-time buyers, professionals, or investors, this contemporary home offers bright, well-proportioned spaces and the added bonus of garden space.

The welcoming lounge creates a comfortable hub for relaxing or hosting guests, with patio doors opening directly onto the garden. This seamless indoor-outdoor flow is perfect for summer evenings, morning coffee, or simply enjoying the fresh air. The contemporary kitchen features sleek cabinetry, practical layout, and ample workspace - ideal for everyday cooking or weekend hosting.

The bedroom is a generous size with the added benefit of a built-in wardrobe. The bathroom is modern and sleek by design and has shower over bath with glass screen, wash basin and toilet

Situated in a sought-after residential area of Uttoxeter, the property enjoys easy access to local amenities, shops, transport links, and countryside walks. It's perfectly positioned for commuters while still offering a peaceful neighbourhood setting.

This property was built under the East Staffs Discounted Housing Scheme representing 80% of its full market value, though you own the property in its entirety. There is an eligibility criteria that includes 1) A maximum household income of £60,000 per annum and capital savings of less than £20,000. 2) Intend to occupy the property as the sole residence. 3) Demonstrate a local connection to East Staffordshire (including living in the area for at least 5 years, need to be close to relatives for support purposes or able to prove there is a need for a household member to live close to their workplace.



ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Leasehold

Property Construction: Traditional

Parking: Private Parking

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B

Council Tax rating: A

proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £35 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Lounge

15' 7" x 10' 4" (4.75m x 3.15m)

Kitchen

11' 7" x 6' 2" (3.55m x 1.90m)

Bedroom

10' 9" x 8' 10" (3.30m x 2.70m)

Bathroom

6' 10" x 5' 6" (2.10m x 1.70m)

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and

Floorplans

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



Total Floor Area : 452 sq.ft. (42.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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