



**Chartley Court, Uttoxeter. ST14 8JD**

welcome to

## Chartley Court, Uttoxeter

Bagshaws Residential bring to the market this IMMACULATELY PRESENTED first floor one bedroom apartment specifically for over 50's/registered disabled. Properties in this small development RARELY BECOME AVAILABLE and is within walking distance of the centre of the market town of Uttoxeter.



Access to the property is gained via a security barrier leading to:

**Communal Entrance Door:**

Leading into:

**Communal Hall:**

With stairs (our Vendor advises that a stair lift could be fitted should this be required at the cost of buyers) leading to:

**Apartment Entrance Door:**

Leading into:

**Hallway:**

Having storage cupboard; central heating radiator; doors off to:

**Open Plan Kitchen Living Diner**

20' 3" max x 14' 6" max ( 6.17m max x 4.42m max )

**Kitchen Area:**

A fitted kitchen comprising sink and drainer set in a base unit; further base, drawer and wall units; complementary work surfaces; integrated electric oven with hob and cooker hood over; plumbing for washing machine; complementary tiling.

**Lounge Diner Area:**

Having two double glazed windows to the front elevation; two central heating radiators.

**Double Bedroom:**

11' 9" into door recess x 10' 6" ( 3.58m into door recess x 3.20m )

With double glazed window to the rear elevation; central heating radiator.

**Bathroom:**

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

**Communal Gardens:**

Being laid to lawn with shrub plantings.

**Parking:**

Security barrier gives access to shared residents' car parking area.

**Agents Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band A.

This property has restricted purchase to the over 50's or registered disabled and is subject to management fees, the Management Company is made up from the owners of the properties in this development. There is currently an application in progress to extend the Lease to 999 years.



**view this property online** [bagshawsresidential.co.uk/Property/UTR109555](http://bagshawsresidential.co.uk/Property/UTR109555)



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## Chartley Court, Uttoxeter

- First Floor Apartment Over 50s or Registered Disabled
- APPLICATION TO EXTEND LEASE TO 999 YEARS IN PROGRESS
- Town Centre Location
- Lounge. Kitchen. Bedroom. Bathroom
- Communal Gardens. Secure Residents' Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 540.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109555 - 0004

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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