



Modern, second floor two bedroomed apartment with allocated parking for two cars, enjoying a pleasant outlook and situated on the popular development towards the edge of Uttoxeter.

£125,000



An ideal first home or buy to let investment, viewing of this lovely second floor apartment built in 2018 is strongly recommended to appreciate its exact position at the rear of the block, views to two elevations and its condition.

Built by Bellway Homes on the Bramshall Green development towards the edge of Uttoxeter, the town centre can still be easily reached. Where you will find several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, Doctors', multi-screen cinema and a modern leisure centre. The A50 dual carriageway is also easily accessed, linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

### Accommodation

An electronically operated entrance door leads to the communal lobby which has stairs rising to the second floor. A private entrance door leads to an enclosed lobby area which in turn leads to the hall which has a rear facing window, built-in storage and doors to the generous accommodation.

The spacious lounge / dining room has French windows and a Juliet balcony to the front elevation, plus a further window providing additional light. The separate fitted kitchen has a range of contrasting base and eye level unit with work surfaces and inset sink unit set below a rear facing window, fitted gas hob with oven under and extractor over, plus an integrated fridge/freezer and further appliance space.

The master bedroom is situated at the front of the property, and the second is to the rear which enjoys the same, pleasant outlook as the kitchen.

Completing the accommodation is the fitted bathroom which has a white three piece suite with complimentary tiled splashbacks, plus an electric shower and glazed screen above.

Outside, there are communal shrubbed borders and grass verges, plus shared vehicular access leading to two allocated parking spaces.

999 Year Lease

Lease Commenced: January 2018

The current ground rent is approximately £115 per annum

The service charge is approximately £960 per annum

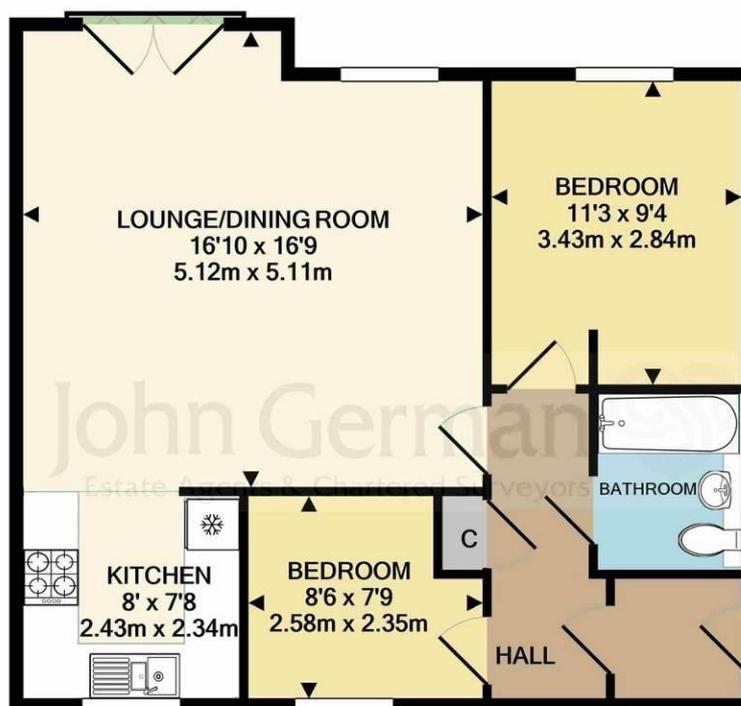
**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/030321

**Local Authority/Tax Band:** / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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