

# Chartley Court, Balance Street

Uttoxeter, Staffordshire, ST14 8JD

John German



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£85,000

**Available with no upward chain is this wonderful first floor leasehold apartment, situated in a relatively quiet area in the centre of town. The apartment features a spacious living area, kitchen, double bedroom, bathroom, communal gardens and residents parking.**

A short single flight of stairs leads up to the first-floor landing which gives access to this apartment and just one other.

The apartment entrance door opens into a hallway with a very useful built-in storage cupboard and doors to all rooms.

The main living area overlooks the front of the property, there is plenty of room for a seating arrangement to accommodate family and friends as well as room for a decent sized dining table.

The kitchen sits to the rear of the living space and is in good condition as the apartment has only been used for short periods when visiting family since it was purchased. Fitted with a range of base and eye level units with roll edge work surfaces, inset sink unit with mixer tap, tiled splashbacks, built-in oven, four ring halogen hob with extractor hood over, integrated fridge and freezer and plumbing for a washing machine.

The apartments double bedroom overlooks the rear garden and is served by a separate bathroom with a three piece suite comprising; low flush WC, pedestal wash hand basin and panelled bath with shower over and tiled splashbacks

Outside the residents have use of lovely communal gardens which have well-tended with lawns and well stocked borders. An electronically operated barrier provides vehicular access leading to the residents parking.

**Please Note:** The property is for those over 50 or registered disabled and no pets are allowed.

**Tenure:** Leasehold - the lease commenced on 19th February 2003 for a duration of 99 years. There is a £35 per month service charge. Upon purchasing the property there is a £500 charge for a 14th share of the resident owned management company which is refundable on any subsequent sale (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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/300822

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A







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Approximate total area<sup>(1)</sup>  
472.54 ft<sup>2</sup>  
43.90 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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