

# Church Street

Uttoxeter, Staffordshire, ST14 8AG



Well presented modern second floor apartment providing well-proportioned accommodation situated in the town centre with secure off road parking.

£100,000

John German 

For sale with no upward chain involved, consideration of this immaculate top floor apartment is strongly recommended to appreciate its layout and room dimensions plus its convenient town centre situation only a stone's throw from amenities. An ideal first home, lock and leave bolthole or a buy to let investment.

The town centre offers a wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, multi-screen cinema and a modern leisure centre.

Accommodation - An electronically operated entrance door leads to the communal lobby where stairs rise to further floors and a door leads to the rear parking.

A private entrance door opens to the welcoming hall which provides access to the spacious accommodation.

The generously sized lounge dining room has a wooden laminated floor and an arch leading to the fitted kitchen which has a range of base and eye level units with fitted worktops and an inset sink unit set below the rear facing window, a fitted gas hob with extractor over and oven under plus integrated appliances incorporating a fridge freezer, washing machine and dishwasher.

The two double bedrooms are both of irregular shape, one positioned to the rear and one to the front. Completing the accommodation is the fitted shower room which has a white suite incorporating a large double shower cubicle.

Outside - To the rear an electronically operated iron gate provides vehicular access to the designated parking space plus shared visitor spaces. There is a lawn area with shrub borders plus a communal bin store.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 125 year lease from 1st July 2011. We are advised the ground rent is £250 per annum and service charge in 2022 was £868 twice yearly.

**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:**

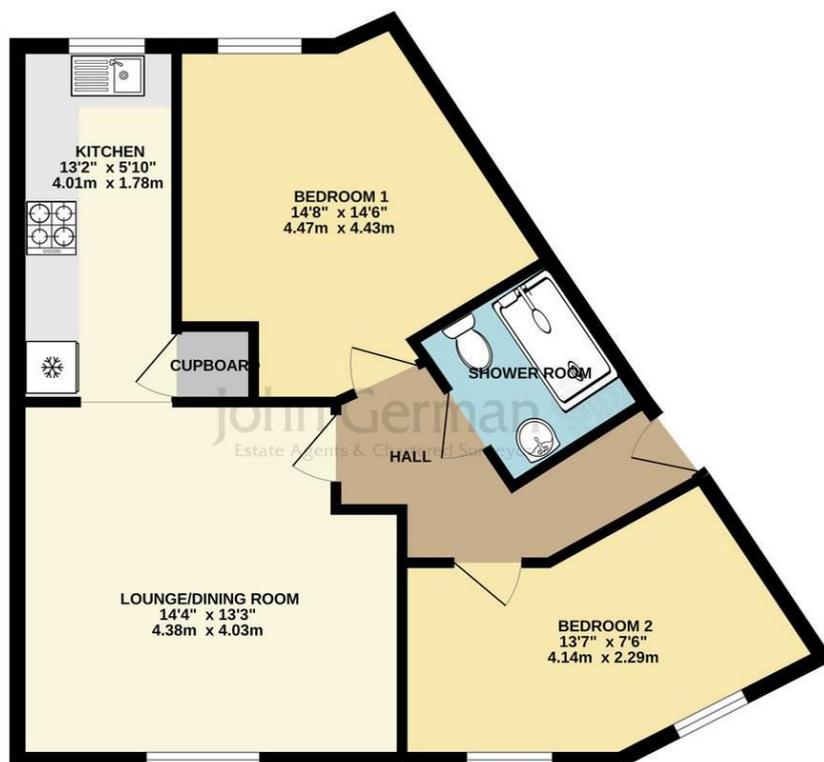
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/0812022

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

**GROUND FLOOR**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	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.

**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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