

# High Street

Uttoxeter, ST14 7HN





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£125,000

**Surprising traditional ground floor flat providing deceptively spacious accommodation, situated in the town centre within a stone's throw of its range of amenities.**

For sale with no upward chain involved, viewing of this well proportioned flat is strongly recommended to appreciate its dimensions and layout including two refitted en suite bedrooms, scope for personalisation and convenient position. An ideal first home, down size, lock and leave bolt hole or a buy to let investment. Set back from the High Street with an allocated parking space, the town centres range of amenities are on the doorstep.

A timber and part obscured entrance door opens to the hall which leads to the good sized accommodation. The living/dining room extends to the full depth of the property, having three sash windows providing natural light and a recess with a fitted guest WC.

The fitted kitchen has a range of base and eye level units with worksurfaces and inset sink unit, fitted gas hob with oven under and extractor over, integrated appliances including a dishwasher and fridge freezer with plumbing for washing machine and a cupboard housing the combination central heating boiler.

The spacious master bedroom has a wide front facing window and the benefit of an extremely impressive refitted en suite bathroom with a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above.

The second bedroom has dual aspect windows and a useful built in storage cupboard/wardrobe. Also with an equally impressive refitted en suite shower room having a modern white suite incorporating a good sized shower cubicle with mixer shower over.

Outside, the property benefits from a parking space.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 30/03/2023 for 210 years. Ground rent £50. Service charge £350 per annum.

**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.

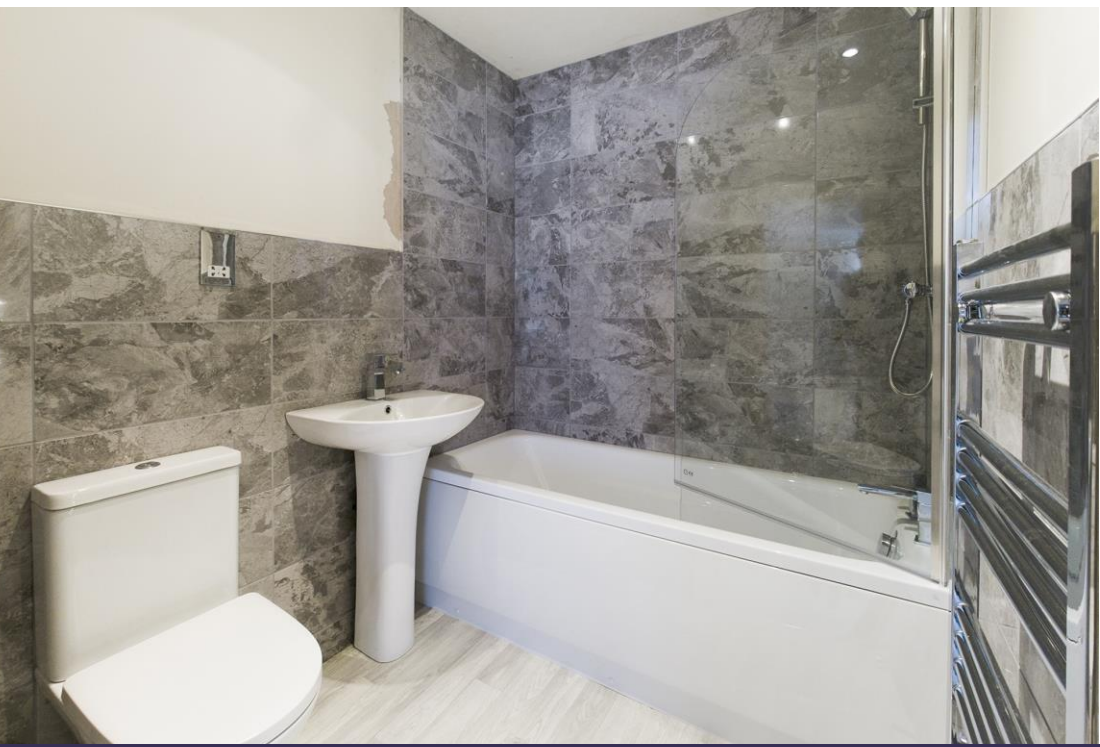
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

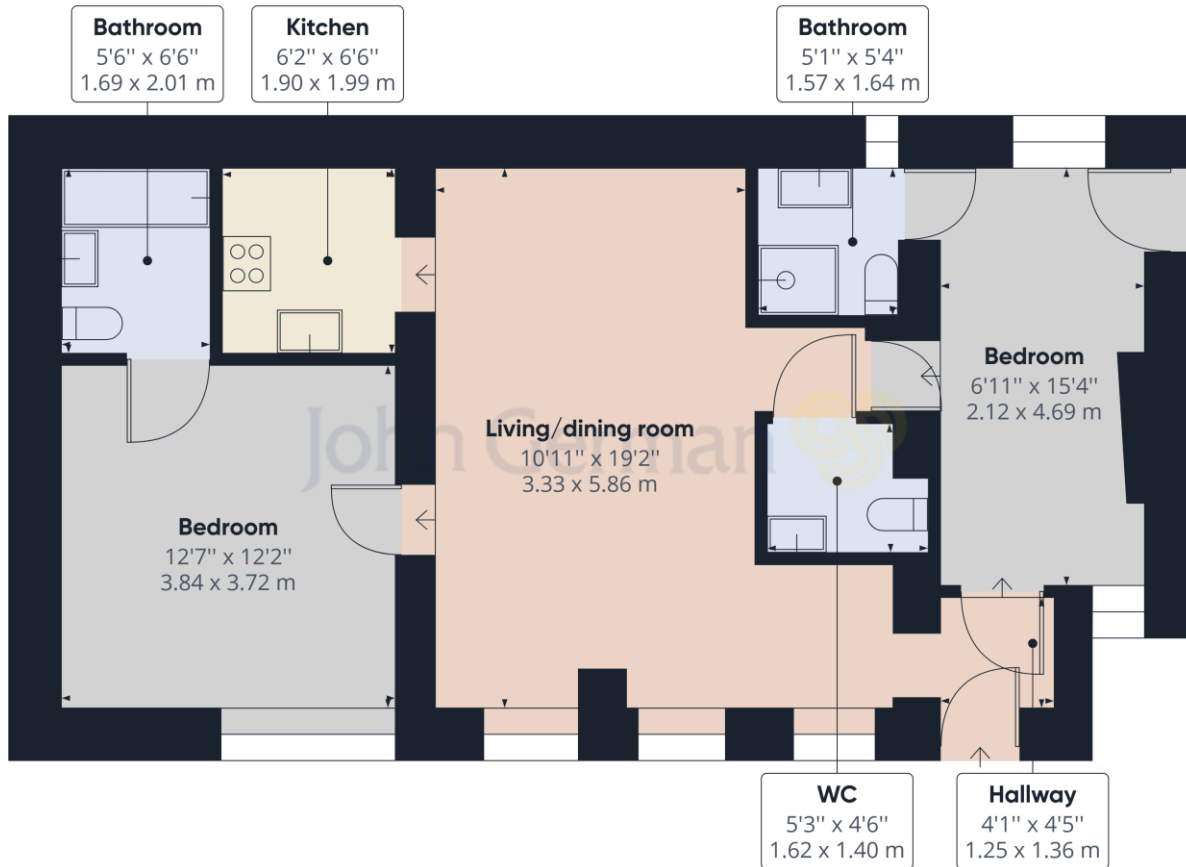
**Our Ref:** JGA31032023

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









John German 

Approximate total area<sup>(1)</sup>  
690.75 ft<sup>2</sup>  
64.17 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

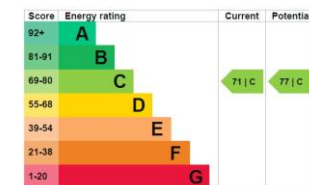
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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