

Mellor Lodge

Uttoxeter, ST14 8ES



Well maintained modern second floor retirement apartment with a good sized double bedroom, situated in this popular development combining independent living with the use of active communal residents facilities.

NO UPWARD CHAIN

£102,000

John German 

For sale with no upward chain involved, viewing of this well maintained and tastefully presented second floor apartment for the over 60's is strongly advised.

Enjoying a pleasant position in the development close to both the communal lift and stairs (if you are feeling fit!), the apartment combines independent living with the extremely active communal facilities including the residents lounge with kitchenette, laundry room, well tended gardens and seating areas, parking, scooter store, lodge manager and many social events. All in all it is a really nice social and fun atmosphere to live in!

Situated in the town centre within easy reach of its wide range of amenities including several supermarkets and independent shops, public houses and coffee bars, train station, doctors and opticians.

Accommodation - An electronically operated entrance door with intercom and camera open to the welcoming entrance area having further double doors leading to the pleasant resident's lounge.

Both stairs and the lift rise to the upper floors where the apartment can be found on the second level.

A private entrance door opens to the hall having a useful walk in storage cupboard and doors leading to the accommodation.

The living dining room has a focal electric flame effect fire with surround and natural light comes from a front facing window.

A glazed door opens to the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window, fitted electric hob with extractor over, built in electric oven and an integrated fridge and freezer. A cupboard houses the electric water heater providing instant hot water.

The large double bedroom has a fitted Sharps double wardrobe and a front facing window. Completing the accommodation is the fitted shower room which has a white suite incorporating a double shower cubicle with an electric shower over and complementary tiled splash backs.

Outside - There are well tended communal gardens laid mainly to lawn with several seating areas, the main patio area is adjacent to the apartments. Well stocked beds and borders contain a large variety of shrubs and plants. Vehicular access leads to the shared residents parking.

what3words: library.champions.pylon

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 125 year lease from January 2007. We await further information with regard to the service charge and ground rent from our vendor.

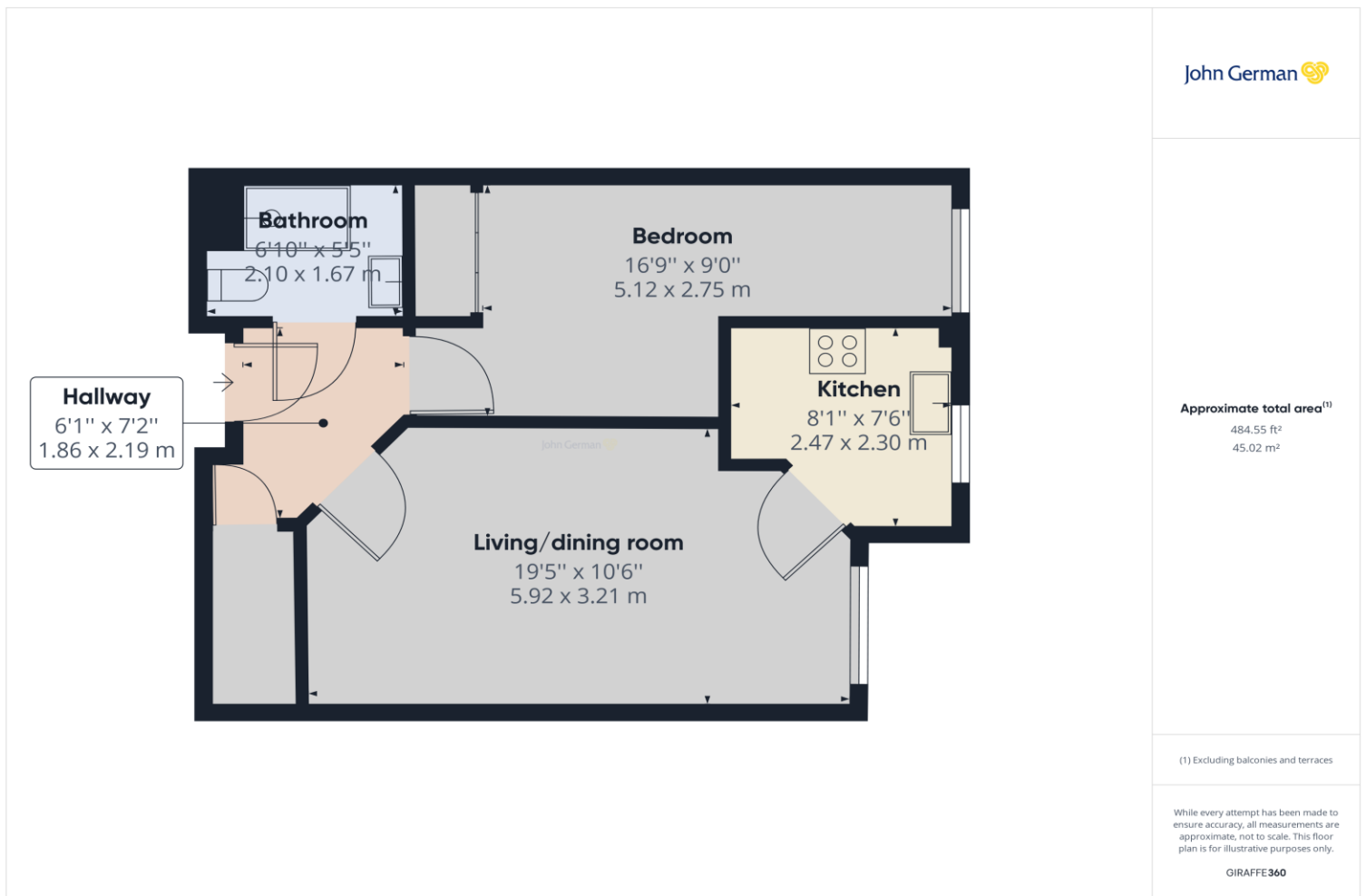
Services: Electric heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08062023

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







Residents Lounge

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.

AWAITIN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |

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