

Mellor Lodge

Uttoxeter, ST14 8ES



Well presented and maintained top floor retirement apartment for the over 60's combining independent living with the use of the sociable communal residents facilities in this popular development situated on the edge of the town centre.

NO UPWARD CHAIN

£110,000

John German 

For sale with no upwards chain involved, viewing of this lovely top floor retirement apartment is strongly recommended to appreciate its size including the large double bedroom and the bathroom having the unusual feature of a window.

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 a recently updated intercom system opens to the welcoming entrance vestibule where you will find the house managers office and access to the social resident's lounge.

Both a resident's life and staircase rise to the first floor where a door opens to the apartment's private entrance hall having a useful walk-in storage cupboard that houses the water heater providing instant hot water. Doors lead to the good sized accommodation.

The well proportioned lounge/dining room has a focal living flame effect electric fire with a feature surround and a front facing window provides natural light.

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 a front facing window, fitted electric hob with an extractor over and built in oven plus an integrated fridge.

The spacious double bedroom has a built in double wardrobe with mirrored sliding doors. Completing the accommodation is the fitted bathroom that benefits from natural light via the unusual feature of a side facing window. A white suite incorporates a panelled bath with mixer shower and glazed screen above.

Outside - The residents of the use of well tended communal grounds laid mainly to lawn with several seating areas and well stocked beds and borders. 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). 125 year lease from January 2007. We await further information with regard to ground rent and service charge.

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/26072023

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



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Residents Lounge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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