

Pugin Road

Bramshall Meadows, Uttoxeter, ST14 5FX



Representing 80% of market value (eligibility criteria applies) is this extremely well appointed modern ground floor apartment providing well planned and good sized accommodation, occupying a pleasant corner position on this popular development.

£105,000

John German 

Built by St Modwen Homes in 2022 on the popular second phase of the Bramshall Meadows development, this well proportioned and planned ground floor apartment is for sale with the benefit of the East Staffs discounted housing scheme providing a 20% reduction on the open market value*

Occupying a pleasant corner position with the benefit of an allocated parking space and enclosed garden shared with the apartment above, it offers an ideal opportunity to make your first step onto the property ladder. Situated on the second phase of the development approached via a new road, the local amenities are within easy reach as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

***Eligibility and criteria includes:**

- 1) A maximum household income of £80,000 and capital savings of less than £20,000.
- 2) You must intend to occupy the dwelling as your sole residence.
- 3) You must be able to demonstrate a local connection to the area.

Accommodation - A composite and part obscure double glazed entrance door opens to the welcoming hall which has a useful built in storage cupboard and doors leading to the well planned accommodation.

To the left is the open plan living dining kitchen which has two side facing windows providing an abundance of natural light, the kitchen area having a range of base and eye level units with work surfaces and inset sink unit, fitted gas hob with an extractor hood over and oven under plus space for further appliances.

The spacious double bedroom has a fitted double wardrobe with mirror sliding doors and a side facing window overlooking the garden. The separate study could be used as an occasional bedroom having a front facing window.

Completing the accommodation is the fitted bathroom which has a modern white three piece suite incorporating a panelled bath with a mixer tap and shower attachment above and a fitted glazed screen plus complementary tiled splash backs.

Outside - To the side of the apartment is an enclosed garden laid to lawn shared with the owner of the apartment above plus bin storage to the side.

There is a designated parking space.

what3words: escapades.contracts.cracker

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commended on 1/6/2021.

Annual service charge £180.

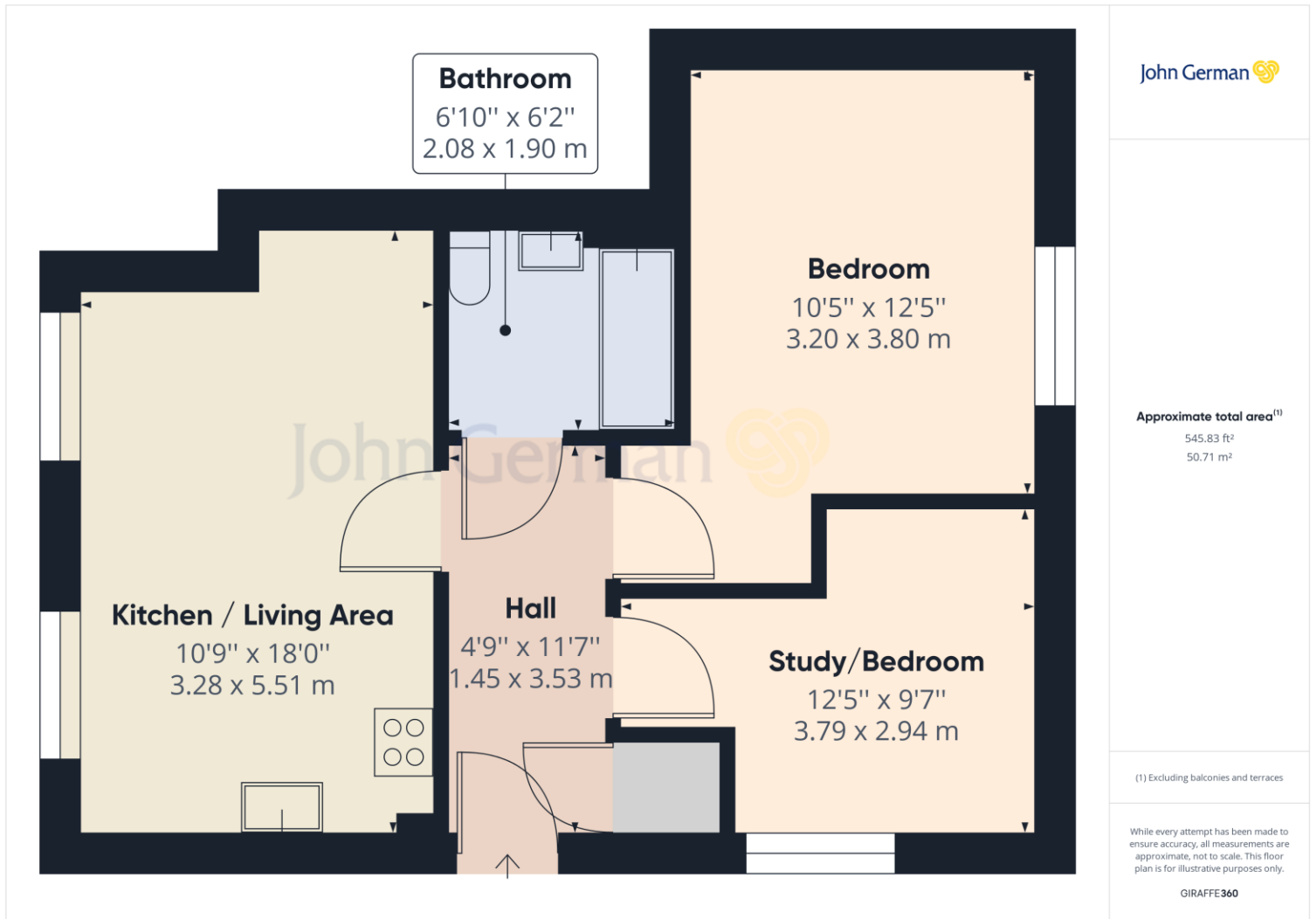
Freeholders: St Modwen Homes.

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

Our Ref: JGA/01092023

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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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.
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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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