

Hamilton Avenue

Uttoxeter, ST14 7FE

John 
German



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£31,250 buys 25% share

Great opportunity to purchase a convenient purpose-built ground floor apartment offering minimal maintenance ideal for busy people or retirees. Secure entrance with intercom entry making this a great option if you live alone or are lucky enough to go away a lot.

The property benefits from uPVC double glazing and a gas central heating system.

Convenient location on the edge of the market town of Uttoxeter which has good schools, sports and leisure facilities, bars, restaurants and shops, Uttoxeter is also home to the famous Uttoxeter Racecourse and has excellent transport links to the A50 with its M1 and M6 links and also to the towns of Derby, Stoke and Stafford. Uttoxeter also has a local railway station.

Entrance to the property is via a communal hall with intercom system, stairs case to the upper floors and door to the rear communal garden.

Entrance door into the apartment via a porch with a further door opening into the hallway with doors leading off to the internal accommodation and a large built-in storage cupboard.

The main living areas are open plan with full height windows overlooking the front and side elevations providing plenty of seating and dining space. The kitchen area is also open plan fitted with a range of base and eye level units with roll edge worksurfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, space for cooker, fridge freezer, plumbing for a washing machine and wall mounted central heating boiler.

There are two lovely double bedrooms served by a shower room fitted with a full tiled shower area with shower tray and curtain, low flush WC and a pedestal wash basin.

Outside there is an allocated parking space to the front and a communal garden to the rear.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Approximately 82 years remaining. The current monthly rent payable to Trent & Dove Housing is approximately £309.93 and service charge approximately £100.10.

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.

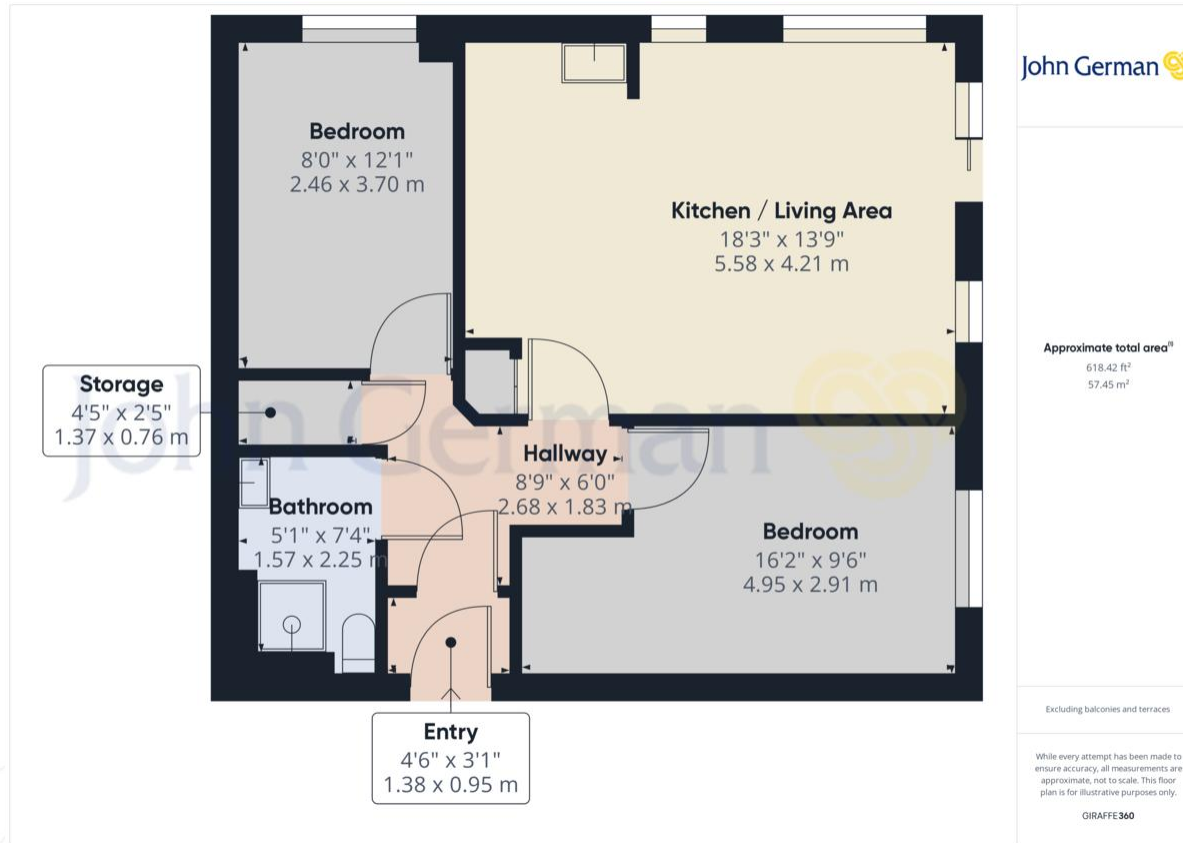
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/06112023

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







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 and Messrs. John German nor any person employed has any authority to 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.

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