

Friesian Way

Bramshall Meadows, Uttoxeter, ST14 5FJ



Beautifully presented, 'nearly new' first floor apartment with an impressive open plan living dining kitchen occupying a lovely corner position. Price represents 80% of its market value*.

Fixed price £105,000

John German 

Built by St Modwen Homes in 2022, consideration and viewing of this immaculate first floor apartment is highly advised to appreciate its layout including the spacious open plan living space, specification and position.

***Being sold with East Staffs discounted homes scheme. Eligibility criteria includes: 1) a maximum household income of £80,000. 2) Intend to occupy the property as the sole residence. 3) Demonstrate a local connection to East Staffordshire (including living in the area for at least 5 years, need to be close to relatives for support purposes or able to prove there is a need for a household member to live close to their workplace).**

Situated towards the edge of town yet still in easy access of local amenities and the nearby A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite and part obscure double glazed entrance door opens to the apartments private hall which has a useful built in storage cupboard and stairs rising to the accommodation.

The hugely impressive dual aspect open plan living dining kitchen enjoys an abundance of natural light and provides an excellent entertaining space. To one side is the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below one of the front facing windows, a fitted gas hob with an extractor hood over and electric oven. There is space for further appliances and a small recess has a further built in storage cupboard.

A door leads to the extremely pleasant double bedroom having a built in double wardrobe.

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

Outside - To the rear is an enclosed garden laid to lawn shared with the apartment below. A gate within the garden space leads to a bin store and storage space for the apartment.

To the side is designated parking.

what3words: nails.salary.like

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1st June 2022 (248 years remaining as of 2024). Ground rent TBC. Service charge £126.91 per annum. Freeholders: St Modwens Homes Ltd. **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/15062023

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







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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