

# Mellor Lodge

Town Meadows Way, Uttoxeter, ST14 8ES



Beautifully presented and improved modern ground floor retirement apartment with two large double bedrooms, combining independent living with the use of communal facilities.

NO UPWARD CHAIN

£165,000

John German

Occupying an enviable position in Mellor Lodge having direct access to outside and directly opposite the laundry, internal inspection and early consideration of this sizeable apartment is essential. It has been immaculately maintained by the current owners and the accommodation has been improved including a replacement kitchen, some electric radiators and a new hot water cylinder.

For sale with no upward chain the apartment provides the perfect combination of independent living with the use of communal facilities which include the residents lounge and kitchenette, laundry, guest suite for visitors, gardens and the Lodge Manager.

Situated on the edge of the town centre within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station and the church.

Accommodation - An electronically operated entrance door with a recently replaced intercom and CCTV system opens to the entrance vestibule leading to the residents lounge where corridors lead to the residents lifts and stairwells.

A private entrance door opens to the welcoming hall which has a built in storage cupboard and a further airing cupboard housing the replacement hot water cylinder. Doors lead to the spacious accommodation.

The generously sized living/dining room extends to the full depth of the apartment having a focal living flame effect electric fire and surround, a replacement electric radiator and a double glazed door and sidelight providing natural light and giving direct access to outside. A glazed door leads to the excellent fitted kitchen which has a range of base and eye level units with worksurfaces and inset sink unit set below the front facing window, fitted electric hob with an extractor over, built in electric oven plus an integrated fridge and freezer.

There are two good sized double bedrooms, the master having a built in wardrobe with mirrored sliding doors and a replacement electric radiator. Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with a mixer shower and glazed screen above.

Outside - The apartment has the use of the communal grounds comprising well tended lawns and stocked borders with several seating areas positioned to take advantage of the sun. Additionally there is use of the shared residents parking and a mobility scooter store.

**what3words:** cropping.communal.gravel

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced in January 2007. The vendor has advised that for year ending 2025 the annual service charge is £3640.24 and annual ground rent is £725.32.

**Property construction:** Brick

**Parking:** Communal

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

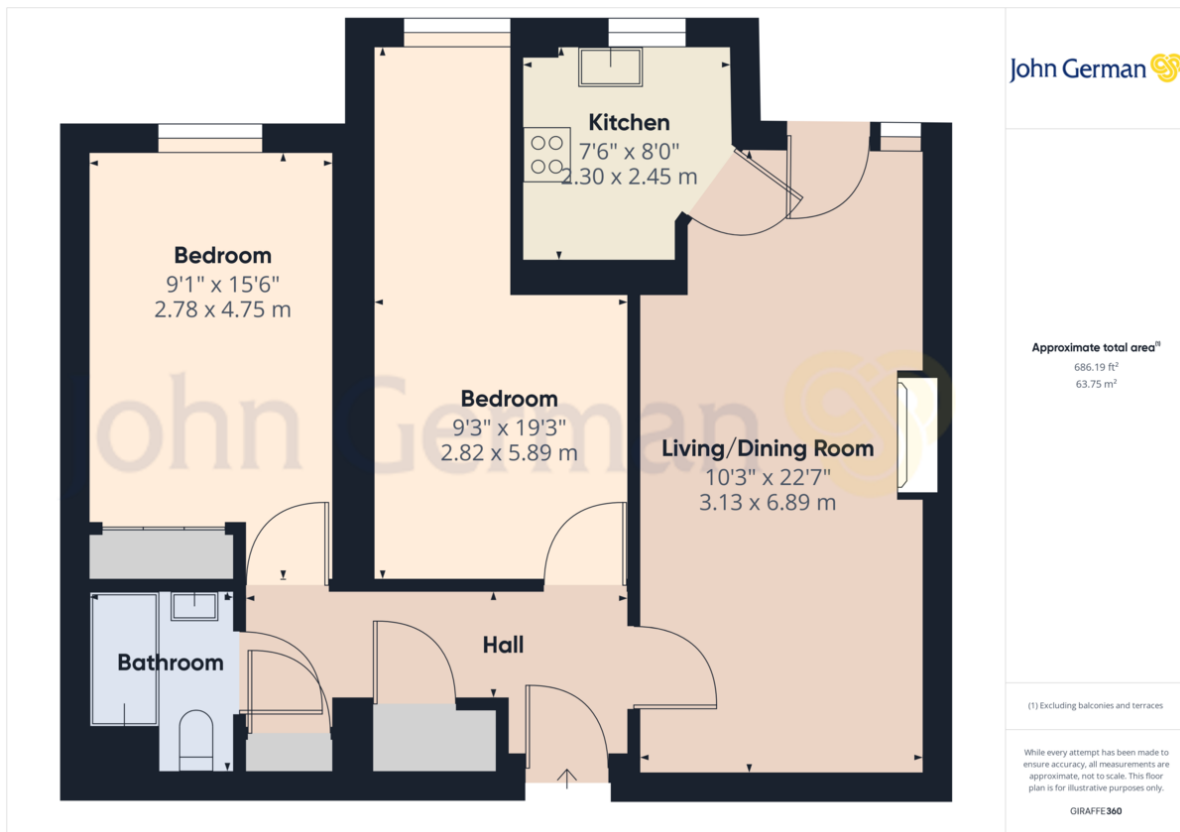
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21022024

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Communal areas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter,  
 Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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