

Mellor Lodge

Uttoxeter, ST14 8ES



Well maintained spacious first floor retirement apartment with two large double bedrooms, combining independent living with the use of the communal facilities.

£155,000



John German

For sale with no upward chain involved, viewing of this generously sized first floor apartment is strongly recommended to appreciate the room dimensions and its exact position on Mellor Lodge, equally ideal for an individual or a couple. The apartment provides the harmonious mix of independent living with the use of active communal facilities including the active residents lounge and kitchenette, laundry room, guest suite for visitors, gardens and parking, plus 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 pleasant hall having a useful built in storage cupboard and a walk in airing cupboard housing the electric water heater, and doors to the generously sized rooms.

The living dining room extends to the depth of the apartment having a central living flame effect electric fire and feature surround, with the room providing space for both a dining suite and soft seating, and having a double glazed door and side light opening to the Juliet balcony. 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 the window, fitted electric hob with an extractor over, built in electric oven and an integrated fridge and freezer.

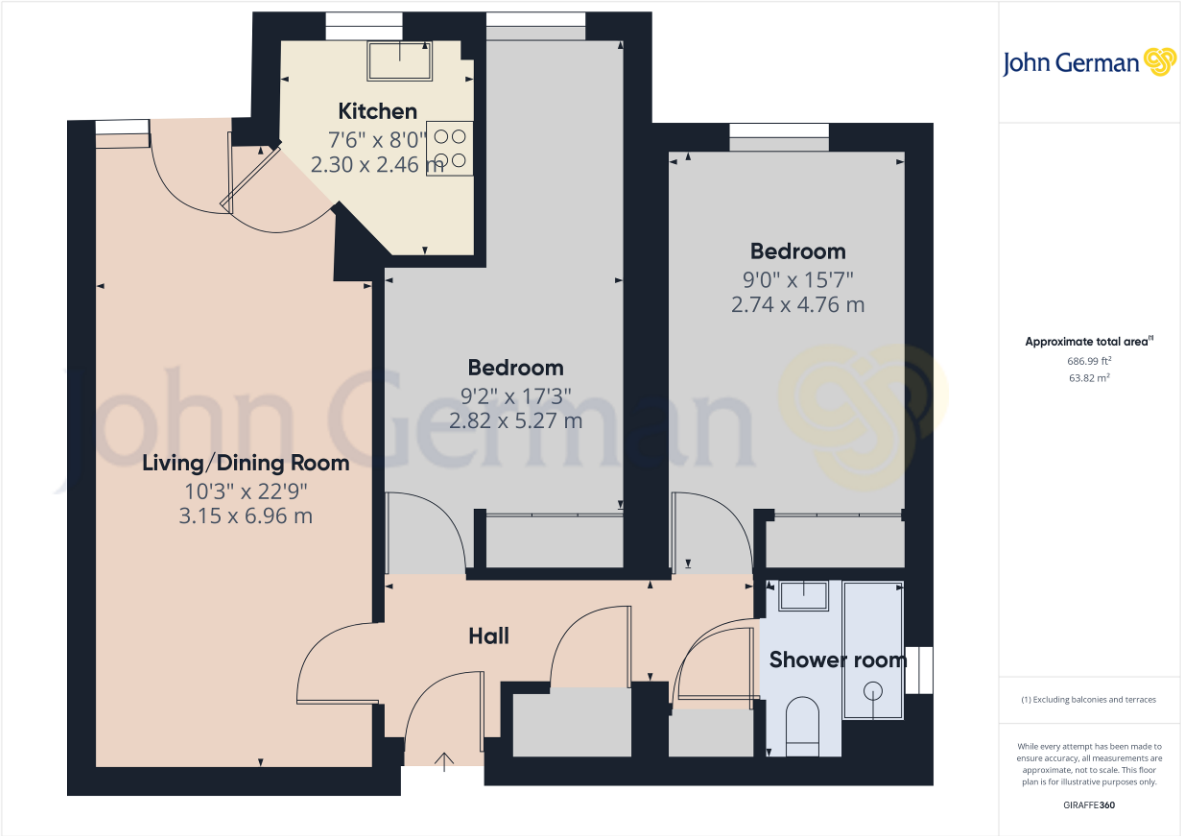
There are two large double bedrooms, each having built in double wardrobes with sliding doors.

Completing the accommodation is the fitted shower room which has a white suite incorporating a good sized double shower cubide with a mixer shower over, tiled splashbacks and half tiled walls, plus the quite unusual benefit of having a side facing window providing natural light.

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:** haircuts.brakeaway.machine
- Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced in January 2007. Service charge including the ground rent is £4395.56 per annum.
- Property construction:** Brick
- Parking:** Communal
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Electric storage
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** 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
- Our Ref:** JGA/28022024

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Communal area



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

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