

# Mellor Lodge

Uttoxeter, ST14 8ES

John German





# Mellor Lodge

Uttoxeter, ST14 8ES

£100,000

**Immaculately maintained and presented second floor retirement apartment combining independent living with the use of communal facilities, situated on the edge of the town centre.**

For sale with no upward chain, viewing of this lovely second floor apartment is essential to appreciate its condition and layout. Offering the ideal mix of independent living with the use of the communal facilities including the residents lounge and kitchenette where numerous social events take place, the laundry room, use of the guest's suite for visitors and the lodge manager.

Positioned on the edge of the town centre within walking distance of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, multi screen cinema, modern leisure centre and the church.

Accommodation - Electronically operated doors with an intercom and CCTV opens to the entrance vestibule leading to the residents lounge where corridors lead to the lift and stairwells.

A private entrance door opens to the hall having a built in storage/cloaks cupboard and doors to the apartments accommodation.

The pleasant lounge has a front facing window and provides space to lay your furniture out as you wish. A glazed door opens to the fitted kitchen which has a range of base and eye level units with worktops and an inset sink unit set below the front facing window, a fitted electric hob with an extractor over, built in double oven plus an integrated fridge and freezer. There is also a walk in airing cupboard housing the hot water cylinder.

The double bedroom also has a front facing window and a built in double wardrobe with mirror sliding doors. Completing the accommodation is the fitted shower room having a white suite incorporating an enclosed shower cubicle with a mixer shower over plus half tiled walls.

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

**what3words:** activate.relax.cake

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced on 1st January 2007. Current service charge including ground rent and water £3086.20 per annum paid in two instalments.

**Property construction:** Standard

**Parking:** Shared residents parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric storage heaters

(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 B

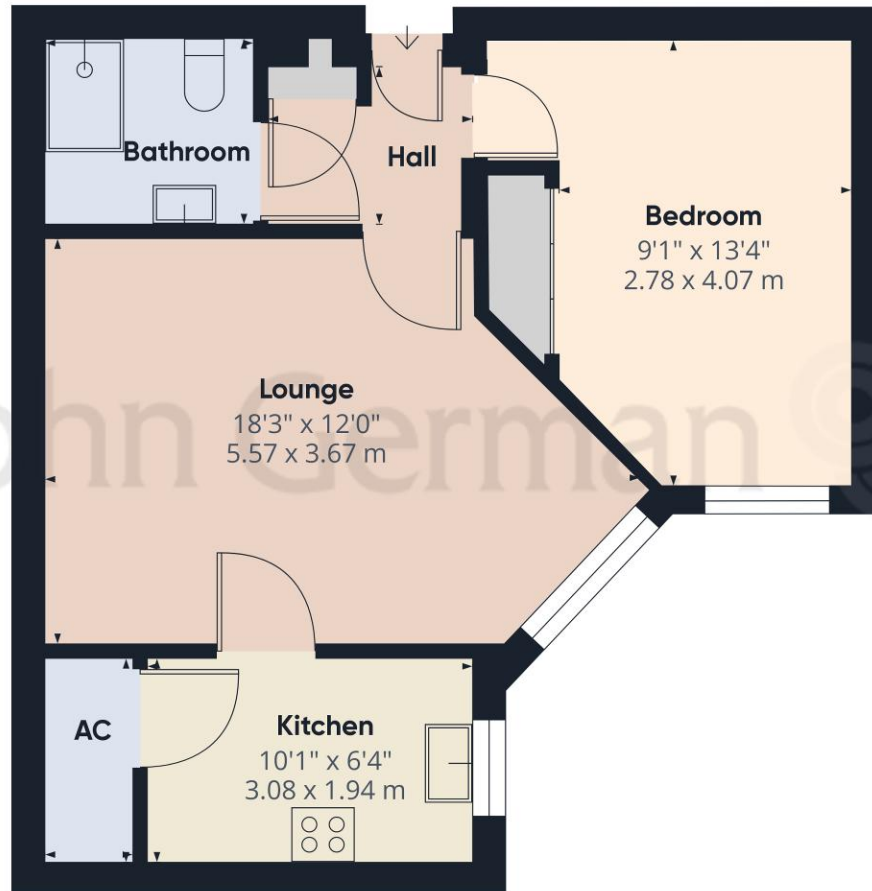
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112024









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**Approximate total area<sup>(1)</sup>**

471.99 ft<sup>2</sup>  
43.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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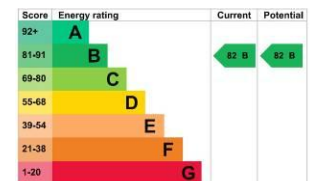
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**John German**

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