

Mellor Lodge

Uttoxeter, ST14 8ES



Well maintained second floor retirement apartment mixing independent living with the use of the residents communal facilities, situated on the edge of the town centre.

NO UPWARD CHAIN

£95,000

John German 

For sale with no upward chain, viewing and consideration of this lovely second floor apartment is highly recommended to appreciate its exact position within Mellor Lodge enjoying a pleasant outlook and its good condition. It provides an ideal combination of independent living with the option of enjoying the residents active communal facilities and activities including the residents lounge and kitchenette where the social events are held, the laundry room, use of the guest 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 entry 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 apartments welcoming hallway where there is a useful walk in store/airing cupboard plus a built in cloaks/shoe cupboard. Further doors lead to the well planned accommodation.

The extremely pleasant living room has a focal living flame effect fire and surround, dual aspect windows providing natural light including the Juliet balcony enjoying a nice outlook. A glazed door leads to the fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit below the window, a fitted electric hob with an extractor over, built in oven and an integrated fridge and freezer.

The double bedroom also enjoys a pleasant outlook and has a built in double wardrobe with mirrored sliding doors.

Completing the accommodation is the fitted shower room which has a white suite incorporating a large double shower cubicle with a mixer shower over and complementary tiled splash backs.

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: sunflower.bands.protest

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.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

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: None currently connected

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

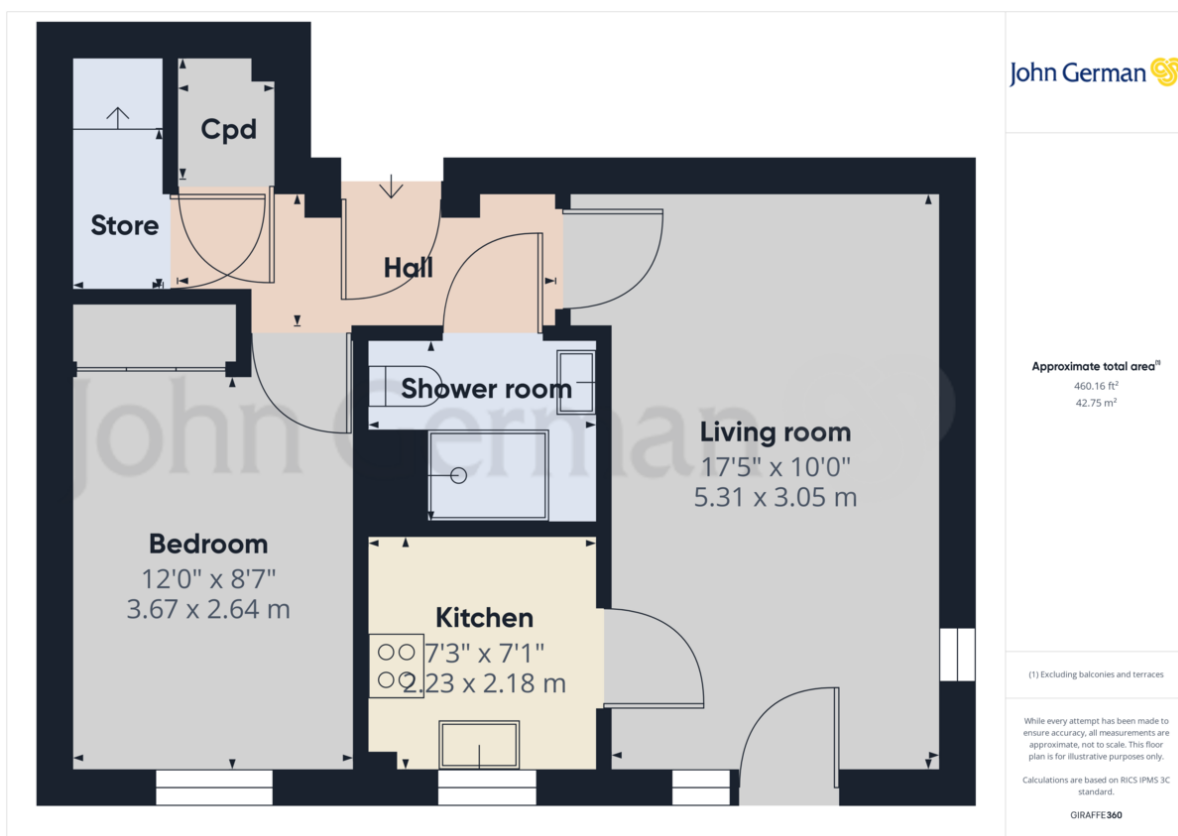
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/25112024

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Residents 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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