

Roebuck Close

Uttoxeter, ST14 8AJ



Extremely well presented and improved modern penthouse apartment providing generously sized accommodation suitable for a variety of potential buyers, situated on the edge of the town centre.

£139,950



John German

An ideal low maintenance first home, downsize or 'lock and leave bolthole', internal inspection of this extremely impressive top floor apartment is essential to appreciate its size and condition, and enhanced touches made by the current owners.

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

Accommodation - An electronically operated door opens to the communal entrance hall where stairs rise to the upper floors.

An enclosed porch provides space to take off your coats and shoes, opening to the lovely hall which has a built in cupboard and doors leading to the generously sized accommodation.

The large L-shaped living dining room provides space to arrange your furniture as you wish, with two windows overlooking the animal care unit of Thomas Alleyne's High School. The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit, fitted gas hob with an extractor over and electric oven under plus an integrated fridge freezer and washer dryer.

There are two good sized bedrooms with the spacious master having the benefit of a fitted en suite shower room which has a white suite incorporating a shower cubicle with a mixer shower over and complementary tiled splash backs.

Completing the accommodation is the fitted bathroom also having a white suite with complementary tiled splash backs and a double glazed skylight providing natural light.

Outside - There are communal grounds laid to lawn with borders. The apartment benefits from two allocated parking space and the use of shared visitor spaces.

what3words: rings.cyber.winning

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We are advised there is a 125 year, commenced in 2006. Ground rent is £150 per annum. Service charge £1600 per annum. Please note that the ground rent is due to double in the next few years and will again every 23-25 years thereafter. Therefore, we would recommend discussing this with your mortgage lender.

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

Property construction: Standard

Parking: 2 allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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

Our Ref: JGA/24022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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