



Well presented and maintained modern first floor retirement apartment with a larger than average double bedroom, situated in the popular development on the edge of the town centre, within walking distance to its wide range of amenities.

£107,500



John German



Freshly decorated and for sale with no upwards chain, viewing of the delightful first floor apartment is strongly recommended to appreciate its condition and exact position within the popular development. Harmoniously combining the ability to live independently with the use of the residents' communal facilities which you can take or leave as you please, including the residents lounge and kitchenette, lift and stairs, laundry room, guest's suite (by arrangement), lodge manager and the active social life on offer.

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, doctor surgeries, dental practices, train station, modern leisure centre and gyms, and the multi-screen cinema.

A large canopy porch with a recently upgraded, electronically operated intercom system has doors to the entrance vestibule, leading to the residents' lounge with its kitchenette and corridors leading to the stairs and residents lift to the upper floors.

The apartments private entrance hall provides a lovely introduction to the home, with a walk-in airing/storage cupboard housing the hot water cylinder which was replaced in 2023, and doors to the accommodation.

The generously sized living room offers space for a dining suite, with a focal remote controlled living flame effect electric fire and feature surround, and a double-glazed and side panel with a Juliette balcony providing natural light. A glazed door opens to the fitted kitchen which has a range of base and eye level units with fitted worktops, an inset sink unit set below the window, a fitted electric hob with an extractor over, built-in oven, plus an integrated fridge and freezer.

The larger than average double bedroom has a built-in double wardrobe with mirrored sliding doors, and offers space for further freestanding wardrobes or a dressing table, with a front facing window. Completing the accommodation is the fitted shower room which has white suite with tiled splashbacks and half tiled walls, incorporating a large double cubicle with a mixer shower over.

Outside, the apartment benefits from the use of communal gardens which are predominantly laid to lawn with well stocked and tended beds and borders plus several seating areas positioned to take advantage of the sun. Shared vehicular access leads to the residents parking and the mobility scooter shelter.

What3words: //windmill.notice.harvest

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 125 year lease from 1st January 2007. Service charge including ground rent is £3086.20 per annum (paid in two instalments), which also includes the apartment's water usage.

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

Property construction: Standard

Parking: Shared residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(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/03022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





John German



John German



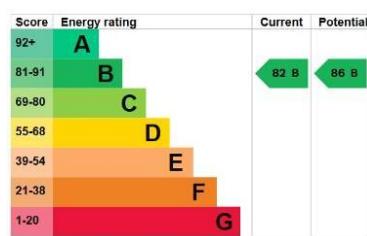
John German



John German



John German









John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.