

Mellor Lodge

Uttoxeter, ST14 8ES



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.

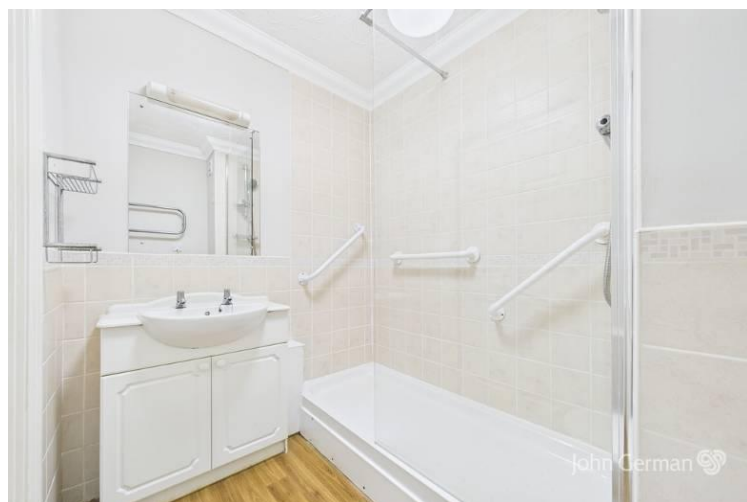
Outside, the apartment benefits from the use of communal gardens which are predominantly laid to lawn with well stocked and tended beds and borders plus several seating areas positioned to take advantage of the sun. Shared vehicular access leads to the residents parking and the mobility scooter shelter.

What3words: [:///windmill.notice.harvest](https://www.what3words.com/lookup/:///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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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