

16 Sandown House,



The Steeplechase, Uttoxeter, Staffordshire, ST14 7JR



A well proportioned two double bedroom top floor apartment set in a secure private gated development within close proximity to the market town of Uttoxeter.

Secure Entrance Hallway, Feature Open Plan Lounge Kitchen, Two Double Bedrooms, Bathroom with Separate Shower Cubicle, Off Road Parking, Communal Gardens, Viewing Essential.

EPC Rating: C

Guide Price £124,995

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Distinctly

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Early viewing is strongly recommended of this luxury top floor apartment which has well proportioned accommodation in an exclusive courtyard setting. Easily within walking distance of the town centres amenities the property is ideal for the buy to let investor, first time buyer or retired purchaser. The property in detail comprises:-

Communal Entrance

Having a security electronic entry leading into the entrance foyer which has access to the five apartments within this block.

Second Floor Landing

Having a lockable storage cupboard and lobby area.

Reception Hallway

Having a contemporary entrance door. There is a useful double storage cupboard, loft access, radiator, smoke alarm, security intercom telephone system and all doors lead off.

Open Plan Lounge/Kitchen

7.92m x 3.53m max (26' x 11'7" max), a contemporary open plan living space with a fitted modern kitchen with extensive base and wall mounted units and tiled flooring. There is a range of integrated appliances comprising stainless steel gas hob with an extractor hood above and electric oven beneath, dishwasher and fridge and freezer. There is space and plumbing for a washing machine, spotlight and a rear facing Velux double glazed skylight with views towards the town and church. The lounge area itself has a front facing double glazed dormer window, a radiator, TV aerial point and telephone point.

Bedroom One

3.29m x 3.45m (10'10" x 11'4"), having a front facing double glazed dormer window, TV aerial point, telephone point and a radiator.

Bedroom Two

2.89m x 2.82m (9'6" x 9'3"), having a front facing double glazed dormer window and a radiator.

Bathroom

Fitted with a suite comprising panel bath, pedestal wash hand basin and close coupled WC. There is a separate enclosed tiled shower cubicle, radiator, spotlight, shaver point, an extractor fan and double glazed skylight. There is half height tiling to the walls and tiled flooring. There is a cupboard housing the gas fired combination central heating boiler.

Outside

Entrance to the courtyard is via the attractive wrought iron security gates. There is an intercom entrance system. To the front of the apartments is allocated parking whilst to the rear are communal lawned gardens.

Services

Mains water, mains drainage, electricity and gas. None of the services or appliances, heating installation, plumbing or electrical systems have not been tested by the the selling agents.

Tenure

We understand the property to be Leasehold with approximately 990 years remaining on the lease. However we are waiting confirmation of tenure from the seller's solicitors and we advise all interested parties to obtain verification via their own solicitor. There are bi-annual charges of approximately £270.00 for maintenance of communal areas and gates, this also includes buildings insurance.

EPC RATING: C

JGA/130716.

Local Authority

www.eaststaffsbc.gov.uk

www.south-derbys.gov.uk



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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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