

Chamberlain Close

Uttoxeter, ST14 8ET

John 
German



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Offers over £120,000

Modern second floor apartment with two double bedrooms situated in an extremely popular cul de sac located on the very edge of the town centre within walking distance to amenities.

An ideal first step onto the property ladder, buy to let investment, downsize or lock and leave bolthole, consideration of this apartment is strongly recommended.

Located on the very edge of the town centre within easy reach of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway linking the M1 and M6 motorways also give easy access to the cities of Derby and Stoke on Trent. The railway station linking Stoke on Trent and Derby is also within easy reach.

Accommodation

An electronically operated entrance door leads to the communal lobby where stairs rise to the second floor. A private entrance door leads to the hall where there is a useful walk-in storage cupboard and doors leading to the accommodation.

The lounge/dining room has French windows and a Juliet balcony to the front elevation plus further natural light from the side facing window. An arch leads to the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the side facing window, fitted electric hob with a stainless steel splash back and extractor over, oven under, additional appliance space and a wall mounted combination gas central heating boiler.

The two bedrooms, both able to accommodate a double bed, are situated at the front of the property, the master bedroom having the benefit of a fitted en suite shower room which has a white three-piece suite. Completing the accommodation is the fitted bathroom which has a white three-piece suite with tiled splash backs.

Outside

The property benefits from an allocated parking space plus the use of shared visitor spaces.

Tenure: Leasehold. 125 year lease commenced on 1st January 2009. The vendor has advised us the current ground rent is £150 per annum and the service charge approx. £1100 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

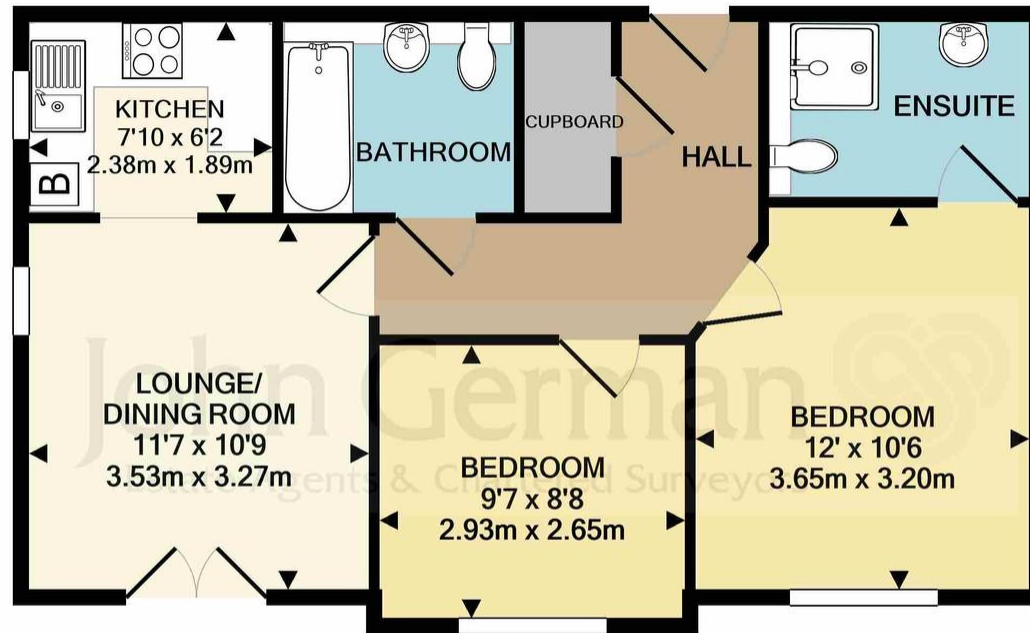
www.eaststaffsbc.gov.uk

Our Ref: JGA/27012021

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







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents' Notes

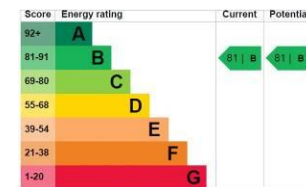
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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