



Asking Price £119,950 Leasehold

1 Bedroom, Apartment - Retirement

29, Mellor Lodge Town Meadows Way, Uttoxeter, Staffordshire, ST14 8ES

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Churchill
Sales & Lettings
Retirement Property Specialists

Mellor Lodge

Mellor Lodge is a prestigious and stylish development of 48 one and two bedroom retirement apartments in Uttoxeter. Local amenities are fantastic with a small retail park just across the road with a range of shops and entertainment and the high street just behind the Lodge has even more stores, cafes, restaurants and facilities. There are 4 major supermarkets (Asda, Lidl, Waitrose and Tesco) all within just a few hundred yards. The Uttoxeter Racecourse and Golf Club are both less than a mile away with many regular events. The Peak District national park is only 12 miles away and a stunning place to visit and explore.

Local transport is excellent with Uttoxeter railway station just 1/3 mile away making travel further afield effortless. Uttoxeter is well connected to the rest of the country by the motorway network making travel easy.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mellor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mellor Lodge has a private car park and laundry room for the owners.

Mellor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mellor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

****ONE BEDROOM SECOND FLOOR
RETIREMENT APARTMENT WITH JULIET
BALCONY****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A french door opens to a Juliet Balcony providing garden views as well as facing St. Mary's church.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge and freezer.

The Bedroom is a good-sized double room with a useful built-in mirrored wardrobe and additional fitted furniture. A window keeps this lovely bedroom bright and light.

The Shower Room offers a walk-in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Mellor Lodge!



Features

- One bedroom second floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and patio
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service charge per annum (Year Ending 31st May 2025): £2,523.45

Ground rent per annum: £659.38 To be reviewed January 2028

Council Tax: Band B

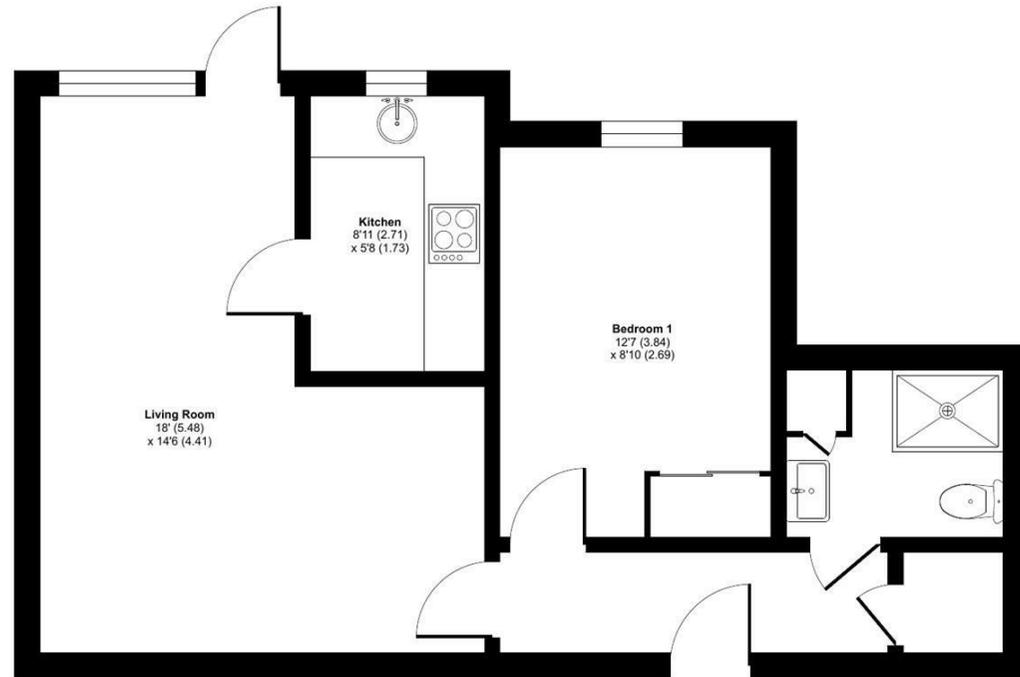
125 year Lease commencing 2007

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 481 sq ft / 44.6 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1253083

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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