



Asking Price £165,000 Leasehold

2 Bedroom, Apartment - Retirement

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



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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 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.



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Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT****

This delightful two bedroom apartment provides spacious accommodation and is presented in very good order throughout. The property is offered with no onward chain and is conveniently located near the owners lounge, laundry room and entrance, providing easy access within the development.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio area with garden access and windows fill the room with natural light.

The kitchen 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 and a fridge with freezer compartment. A large window provides light and ventilation.

Bedroom one is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this bedroom bright and airy.

Bedroom two is another good-sized double. This room could also be used as a separate Living room, study or hobby room.

The new and modern shower room offers a large shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment must be viewed!



Features

- Two bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- New bathroom and hot water system
- 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
- Lodge Manager available 5 days a week
- 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 2027):
£3,924.63

Ground rent per annum: £725.32 To be reviewed January
2028

Council Tax Band C

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.

EPC Rating: C

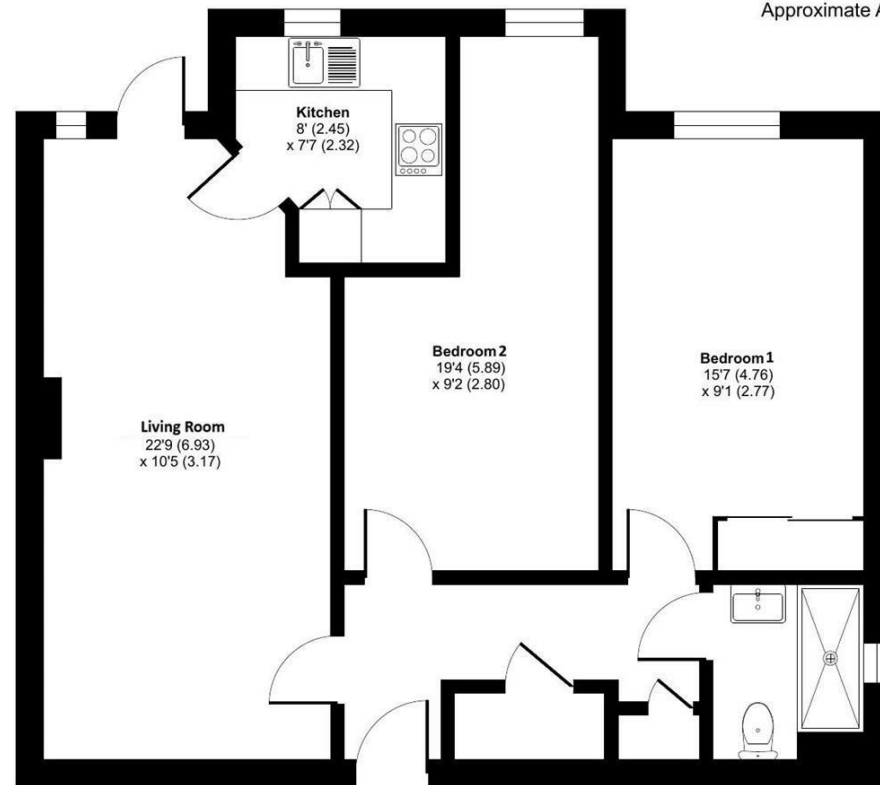
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026.
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DESCRIPTION Measurements are approximate and some may be maximum on irregular 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.

Approximate Area = 714 sq ft / 66.3 sq m
For identification only - Not to scale





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