



**55% Shared  
Ownership £82,500**

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: B

## Penkrige Stafford

Swallow Place Penkrige  
Stafford Staffordshire ST19 5QX



*Over 55's complex situated in this popular modern development on the outskirts of Penkrige Village. With great commuting links including the M6, M54 and train station.*

Very convenient for local shops and amenities. The complex itself is managed by WHG providing on site communal rooms and well maintained facilities including gardens. The apartment is for sale with a 55% shared ownership. There are two bedrooms, shower room, lounge and fitted kitchen along with a feature seating balcony.

- 55% Shared Ownership Apartment
- Two Bedrooms & Shower Room
- Over 55's With Communal Rooms
- Popular Village Location
- Feature Balcony & Pleasant Outlook
- Convenient For Railway Station & M6

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

hellopenkrige@dourishandday.co.uk



### Apartment Communal Access

The apartment building is accessed via the parking area which has a secure intercom barrier. Entering the building leads to a secure intercom accessed through double glazed doors to the communal entrance hall leading to communal room facilities. There is the option of a lift or stairs to this second floor apartment.

### Entrance Hall

Being accessed through an entrance door and having radiator and two useful storage cupboards.

### Open Plan Living Room / Kitchen 21' 7" x 11' 9" (6.59m x 3.59m)

Having a smart contemporary range of base and eye level units and fitted work surfaces with inset sink and chrome mixer tap. Integrated oven, hob and stainless steel splashback with cooker hood over. Further integrated appliances including washing machine and dishwasher. Space for fridge/freezer, breakfast bar, radiator, internal window to the communal hall and double glazed window and door leading to the balcony.



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## Balcony

Being decked with glass balustrades and enjoying pleasant views.

## Bedroom One 11' 0" exc. robes x 10' 7" (3.35m exc. robes x 3.22m)

Having built-in wardrobes with sliding mirror fronted doors, further useful storage cupboard, radiator and double glazed window to the rear elevation.

## Bedroom Two 12' 7" x 6' 11" (3.84m x 2.12m)

Having a radiator and double glazed window to the rear elevation.

## Wet Room 8' 2" x 5' 8" (2.48m x 1.73m)

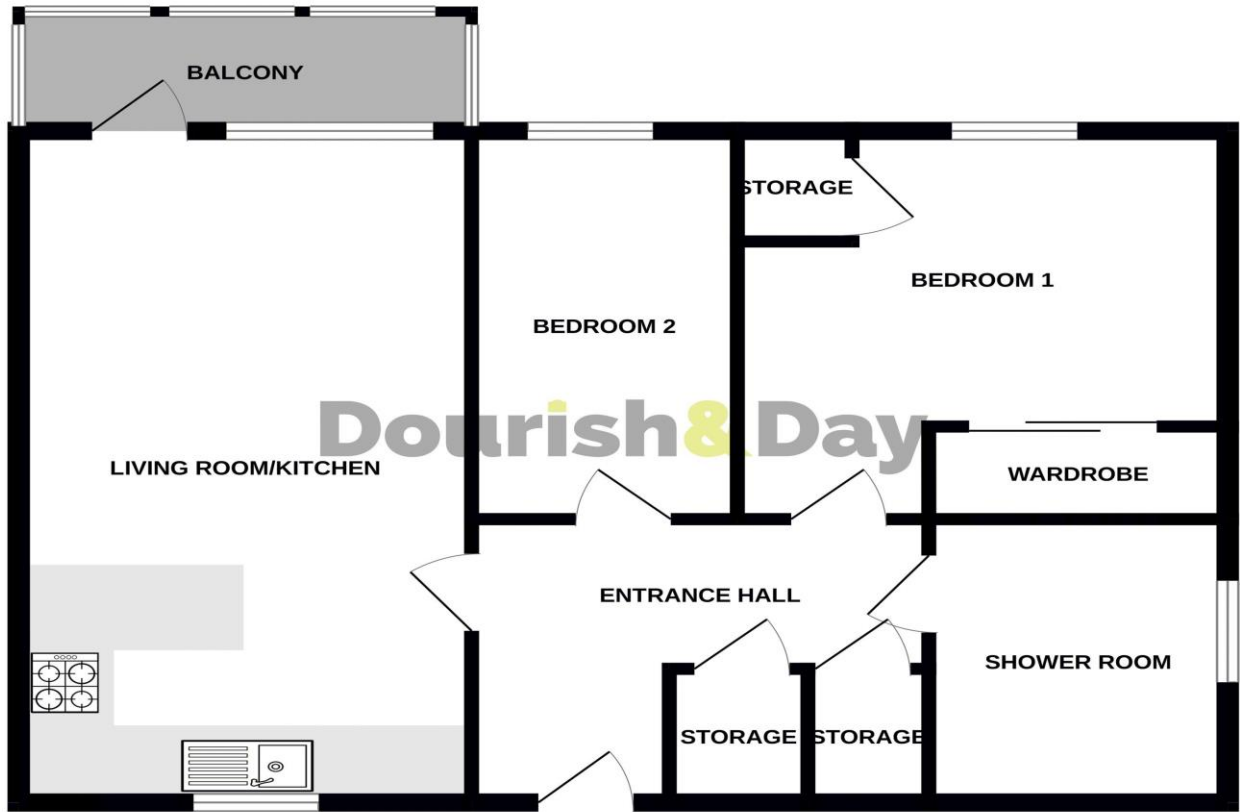
Having a walk-in shower cubicle with screen and fitted shower, wall mounted wash hand basin with chrome mixer tap and low level WC. Part tiled walls, ceiling spotlights, chrome towel radiator and double glazed window to the side elevation.

## AGENTS NOTE(S):

This Apartment is being sold on a 55% shared ownership basis. Ground rent & service charges are payable to Walsall Housing Group (WHG) current at £151.94 per calendar month. Please ask one of our Team, who will be able to provide you with further information. Rent is payable on the remaining share which is calculated at 2.75% which equates to £192.08 per calendar month. On-Site Parking is subject to availability, residents need to apply for an allocated space - there may be a waiting list.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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