



Shared Ownership
75% £202,500

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: C

Stanford Close Penkridge

River View Stanford Close
Penkridge Staffordshire



A superb 75% shared ownership two double bedroom second floor apartment with NO RENT PAYABLE for the over 55's! Situated in the highly desirable Village of Penkridge, only a short walk to a comprehensive range of Village shops and amenities.

Being exceptionally deceptive internally, comprising of a spacious entrance hallway with ample storage, large modern and contemporary wet room, good sized open plan lounge/diner and opening into a good sized luxury fitted Kitchen. There is a superb balcony with pleasant views. Surely to be popular in this location so book a viewing today!

- Over 55's 75% Shared Ownership Apartment
- No Rent Payable, & No Upward Chain!
- Close To Village Shops & Amenities
- Two Bedrooms & Large Wet Room
- Open Plan Kitchen & Lounge Diner
- Feature Balcony & Pleasant Views

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Communal Entrance Hall

Being accessed via a secure intercom panel the entrance door leads to the communal hall which also gives access to the communal sitting room and dining area. A lift provides access to the second floor and a private entrance door leads to:

Entrance Hall

A spacious and inviting entrance hall which includes a walk-in store/pantry and further additional storage cupboard.

Living Room 18' 10" x 12' 11" (5.73m x 3.94m)

Having underfloor heating, open plan arch leading to the kitchen, double glazed window and door leads to:

Balcony

Providing an outdoor space and having decking and wrought iron railings.

Kitchen 11' 11" x 7' 10" (3.62m x 2.39m)

The contemporary and luxurious kitchen includes a range of matching gloss units extending to base and eye level with glazed display cabinets. Fitted work



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surfaces with inset sink unit, chrome mixer tap and tiled splashbacks. Range of integrated appliances including an oven, induction hob with stainless steel cooker hood over. Spaces for washing machine, dishwasher and fridge/freezer. Tiled floor and recessed downlights.

Bedroom One 17' 4" x 11' 2" (5.29m x 3.41m)

A spacious main bedroom having fitted wardrobes, underfloor heating and double glazed window to the front elevation.

Bedroom Two 13' 0" x 12' 0" (3.96m x 3.66m) - average measurements

Having underfloor heating and double glazed window to the front elevation.

Wet Room 11' 9" x 7' 5" (3.59m x 2.26m)

A stunning, contemporary wet room having a tiled shower area with fitted shower, vanity wash basin with a cupboard beneath and chrome mixer tap and WC with an enclosed cistern. Chrome towel radiator, tiled floor, part tiled walls, underfloor heating, recessed downlights, extractor fan and double glazed window to the front elevation.,

Outside

To the front of the property, there is a communal parking area and to the rear and side, there are paved pathways, paved patio areas with benches and a variety of plants and shrubs.

Shared Ownership

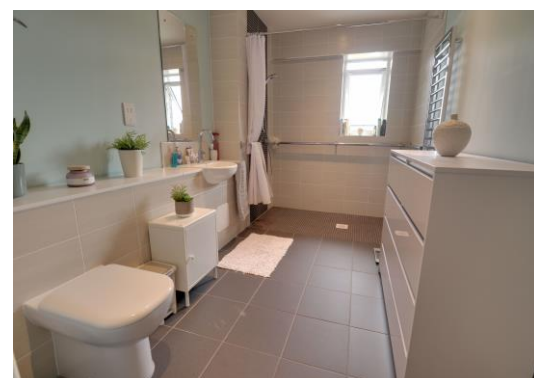
This apartment is available to purchase at a 75% share.

Eligibility Criteria

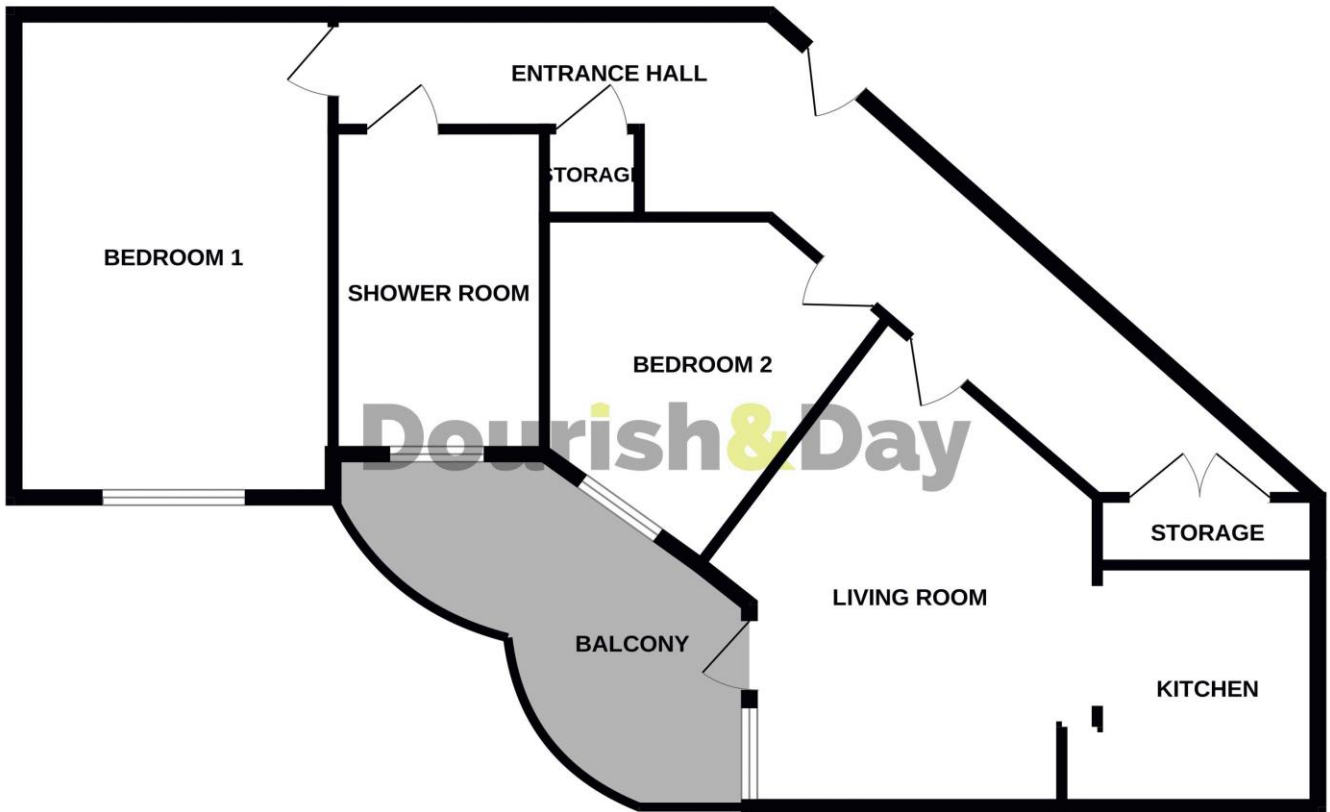
An eligibility criteria application will need to be made to Homes plus group. Further details available upon request.

Tenure

The apartment is Leasehold with a combined ground rent and service charge of approx £340 per month.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		17
(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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