



Offers in Excess of  
£125,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

## Stafford

Abbey Close  
Stafford Staffordshire



**Calling all first-time buyers & investors! Are you in the market for your first home or looking to expand your property portfolio? Then you are in luck! Come and check out this beautifully presented one bedroom apartment. Being close to Stafford's town centre which has an array of shops and amenities and a mainline train station this property makes an ideal first time property.**

Internally comprising of an entrance hall which leads up to the apartment which opens up to an open plan living/dining room, kitchen, bathroom and double bedroom. Externally the property is approached of a double width driveway which provides ample off road parking for two vehicles and leads onto a beautiful courtyard sitting area. This property needs to be viewed to show its true potential. So call us today to arrange your viewing appointment.

- Beautiful One Bedroom Apartment
- Ideal For First Time Buyers, or Investors
- Living/ Dining Room, Kitchen & Bathroom
- Front Garden & Outside Sitting Area
- Off-Road Parking For Several Vehicles
- Close To Queen's Retail Park & Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door with stairs off, rising to the first floor & apartment, and having wood effect laminate flooring & radiator.

## Open-Plan Living & Dining Space 17' 7" x 10' 6" (5.35m x 3.19m)

A spacious living space, having wood effect laminate flooring, a double glazed window to the rear elevation & radiator.

## Kitchen 10' 6" x 5' 9" (3.21m x 1.74m)

Fitted with a matching range of eye-level, base & drawer units with work surfaces over incorporating an inset 1.5 bowl sink/drainers with mixer tap over, and a range of appliances which includes an electric oven/grill, and a 4-ring gas hob with hood over. There are undercounter space(s) & plumbing for appliances, ceramic tiling to the walls, wood effect flooring, a double glazed window to the rear elevation & radiator. The kitchen also accommodates a wall mounted gas central heating boiler.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Bedroom One** 9' 10" x 10' 2" (2.99m x 3.09m)

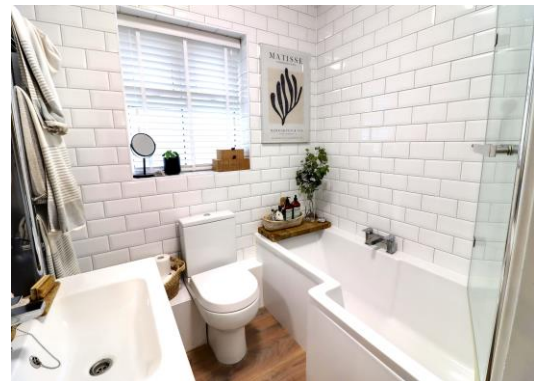
A double bedroom, having a built-in cupboard, an access point to the loft space, a double glazed window to the front elevation.

## **Bathroom** 5' 8" x 6' 7" (1.72m x 2.00m)

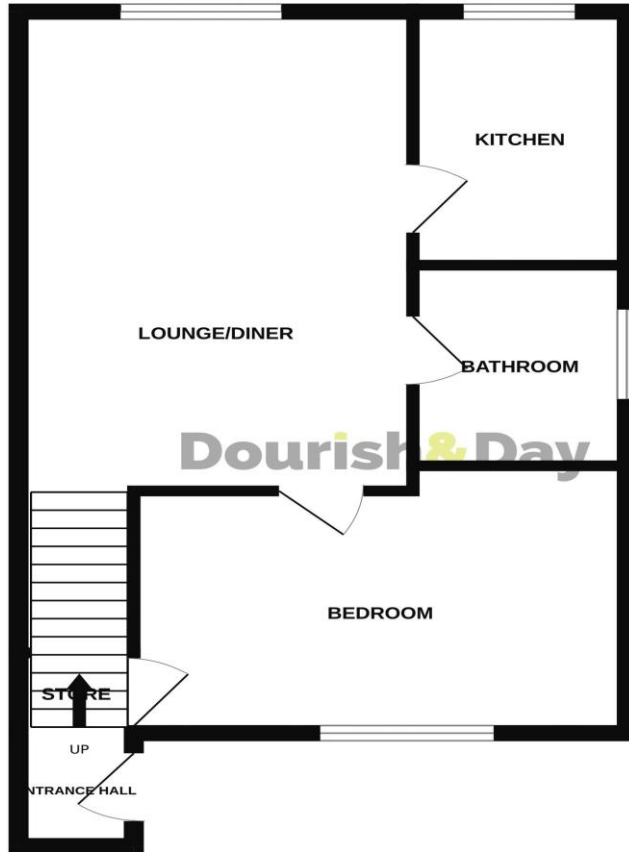
Fitted with a white suite comprising of a panelled bath with a mains-fed mixer shower over, chrome mixer tap & glazed screen, a wash hand basin set into a vanity unit with chrome mixer tap above & storage beneath, and a low-level WC. There is ceramic tiling to the walls, wood effect laminate flooring, and a double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a double width asphalt driveway through timber gates which provides off-street parking for two vehicles, a lawned garden area, and a timber gate providing access to a gravelled & decked outdoor seating area. There is a planting bed area with a further gravelled garden to the side which has a 12" x 8" reverse apex wooden shed/cabin currently used as a workshop.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk