



## St. Georges Parkway Stafford

Crooked Bridge Court St. Georges Parkway  
Stafford Staffordshire

£135,000

This beautifully appointed and spacious two bedroomed ground floor apartment comes to the market with no upward chain and realistically priced! Sitting close to the town centre and within easy walking distance of the train station, this property benefits from being located in a quiet position but with superb access. The accommodation is spacious throughout and comprises an entrance hall, open plan living/kitchen/diner with integrated appliances, two double bedrooms and a large and beautifully appointed bathroom. The apartments in this block even benefit from having a large communal parking area, providing ample parking. So, if you are looking for your first property or a buy to let then you will be hard pressed to find better than this. Call us today and be prepared to be surprised at the space and beautifully appointed accommodation that is on offer!

- Spacious & Well Presented Ground Floor Apartment
- Two Bedrooms & Good Sized Bathroom
- Open-Plan Kitchen Dining & Living Area
- Ideal First Time Buyers Property
- Close To Stafford Town Centres Shops & Amenities
- Walking Distance To Stafford's Mainline Railway Station

**Arrange a viewing...**

01785 223344

hello@dourishandday.co.uk

**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Communal Entrance Hallway

Having secure intercom access, and door off to, to the entrance hallway.

## Entrance Hallway

Having a useful walk-in storage/airing cupboard, radiator, and internal doors off, to;

## Open-Plan Kitchen, Dining & Living Space 21' 5" x 11' 3" (6.53m x 3.43m)

A great space featuring a contemporary style of fitted wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap. Appliances include a fitted oven/grill, hob with a glass splashback rising to a stainless steel extractor hood above, and also including an integrated washing machine & fridge/freezer. In addition, there is part-tiled flooring, two radiators within the living area, inset ceiling spotlighting throughout, and a double glazed window to the rear elevation.

## Bedroom One 10' 5" x 9' 10" (3.18m x 3.0m)

A double bedroom, having a built-in storage cupboard, a double glazed window to the rear elevation, and radiator.



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## **Bedroom Two** 9' 10" x 6' 11" (3.0m x 2.11m)

A second bedroom having a useful built-in storage cupboard, a double glazed window to the rear elevation, and radiator.

## **Bathroom** 10' 0" x 6' 2" (3.06m x 1.87m)

Fitted with a modern & contemporary style white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with centre-fill taps to the side with hand-held shower attachment, and a further fitted shower head. In addition, there is an extractor fan, towel radiator, inset ceiling spotlighting, part-ceramic tiled walls, and ceramic tiling to the floor.

## **Externally**

The apartments are set within communal lawned garden areas, and also this Apartment benefits from having it's own designated parking space.



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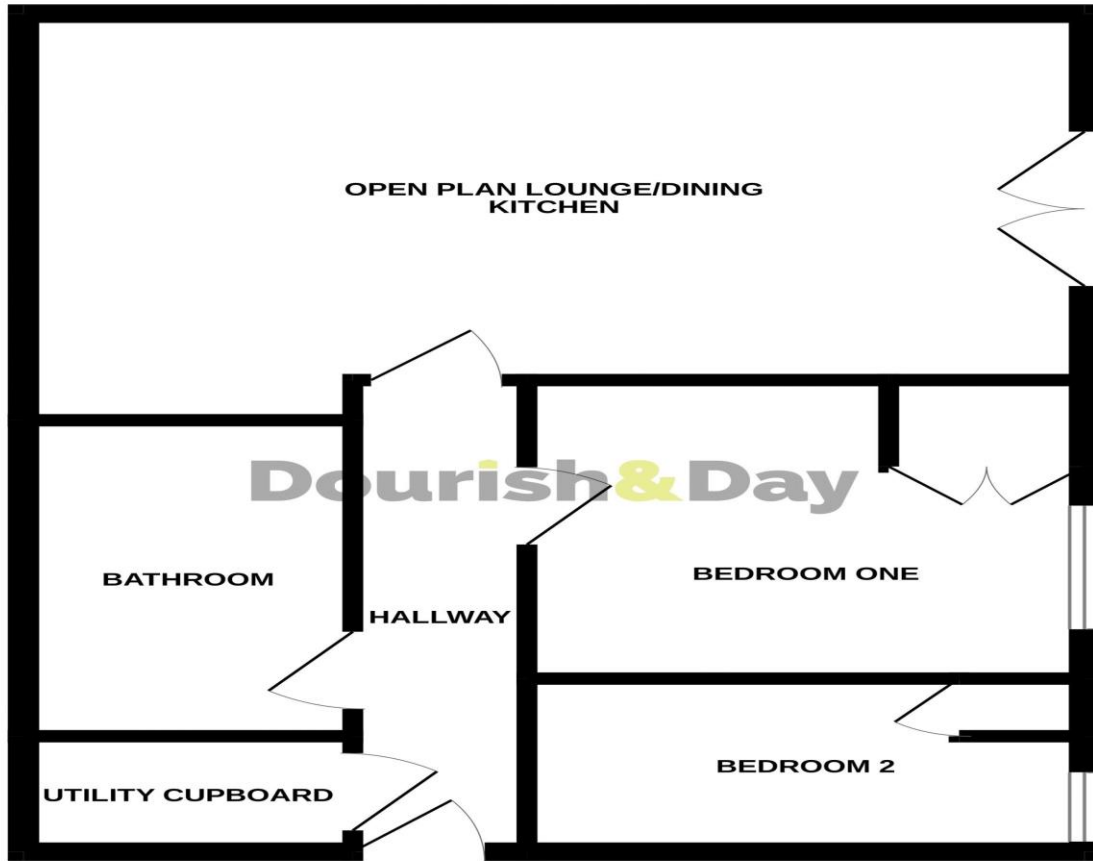
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## GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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