



£200,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway
Stafford Staffordshire



Located within the East Wing of this beautiful Grade II listed St Georges Mansions is this second floor two bedroom apartment.

The property is beautifully presented throughout with the accommodation comprising an entrance hall, living room, contemporary fitted kitchen/diner, a master bedroom with en-suite shower room, a further bedroom and a generous contemporary family bathroom. The apartment benefits from having double glazed sash windows throughout. The property sits in impeccably manicured communal grounds and has allocated parking spaces and benefits from having very convenient access to both Stafford town centre and mainline railway station alike. This building really is nothing like you have seen before so can only be appreciated with an internal inspection so call us today to book in your viewing.

- Second Floor Apartment
- Contemporary Fitted Dining Kitchen
- Two Bedrooms & Ensuite To Master Bedroom
- Good Size Bathroom
- Allocated Parking Space & Communal Gardens
- Close To Stafford Town Centre & Mainline Train Station

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

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01785 223344

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Entrance Hall

Being accessed through a private entrance door and having an electric heater, access to loft space, useful storage cupboard and intercom system

Living Room 10' 11" x 13' 5" (3.33m x 4.10m)

A spacious living room having a double glazed sash style window to the front elevation.

Kitchen / Dining 16' 10" x 10' 3" (5.14m x 3.12m)

The open plan kitchen / diner includes a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Range of integrated appliances including an oven, microwave oven, electric hob with double cooker hood over. Further integrated appliances including a fridge freezer. Useful storage cupboard and two double glazed sash style windows to the rear elevation.

Bedroom One 10' 2" x 15' 6" (3.11m x 4.72m)

A good-sized main bedroom with fitted wardrobes, wall mounted electric heater and double glazed sash style window to the rear elevation.



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Ensuite Shower Room 5' 7" x 8' 1" (1.70m x 2.46m)

Having a white suite comprising of a shower cubicle with fitted shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Wall mounted electric heater, part tiled walls and tiled floor.

Bedroom Two 11' 9" x 11' 4" (3.59m x 3.45m)

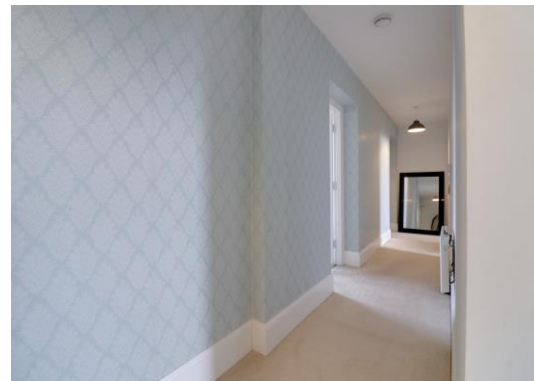
A further double bedroom having an electric heater and double glazed sash style window to the front elevation.

Bathroom 8' 4" x 6' 4" (2.53m x 1.93m)

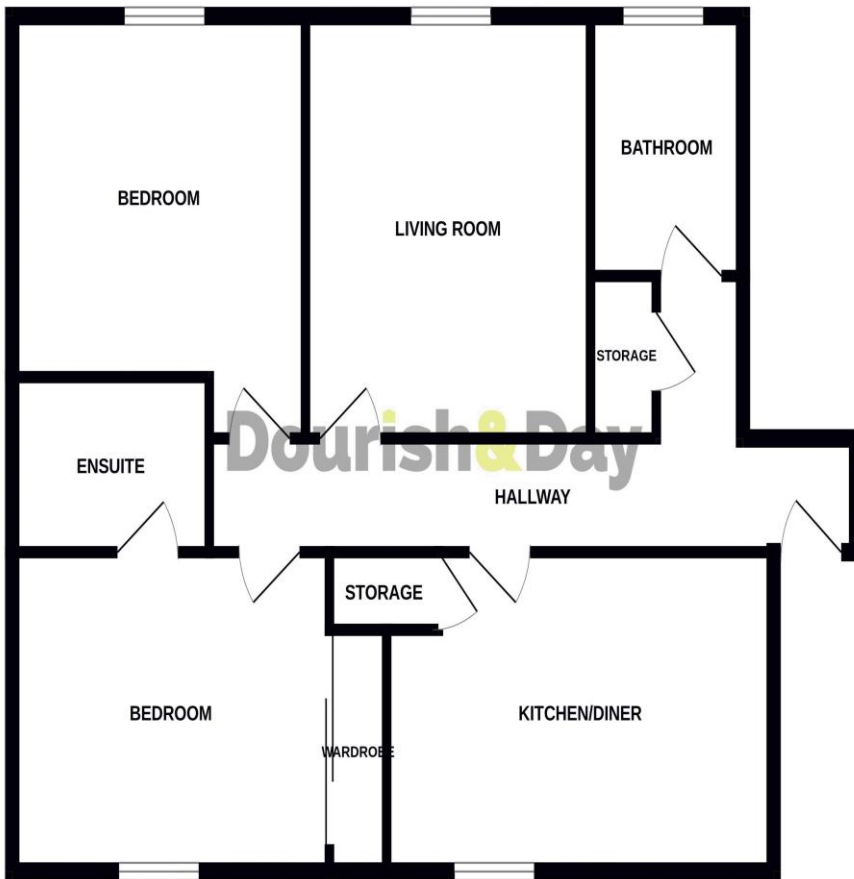
Having a white suite comprising of a panelled bath with mains shower over and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and close couple WC. Part tiled walls, tiled floor, towel radiator and double glazed sash style window to the front elevation.

Outside

The property is surrounded by well-kept gardens surround this property and has an allocated car parking space.



SECOND 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
Energy Efficiency Class	Energy Efficiency Class		
100 kWh/m²/yr	A		
70 kWh/m²/yr	B		
55 kWh/m²/yr	C		
45 kWh/m²/yr	D		
35 kWh/m²/yr	E		
25 kWh/m²/yr	F		
15 kWh/m²/yr	G		
10 kWh/m²/yr			
7 kWh/m²/yr			
5 kWh/m²/yr			
3 kWh/m²/yr			
1 kWh/m²/yr			
0 kWh/m²/yr			
England & Wales			
EU Directive 2002/91/EC			
www.epbc.gov.uk			

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