



£180,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Stafford

Humphrey Court The Oval
Stafford Staffordshire



A superb, spacious, and modern 1st floor, over 60's one-bedroom retirement apartment within walking distance to Stafford Towns comprehensive range of shops and amenities, situated within a desirable gated development!

Internally, comprising of a spacious entrance hall, large store/utility cupboard, good sized living room leading out to a balcony, fitted kitchen with built-in appliances, modern shower room and a double bedroom with walk-in wardrobe. Throughout the property there is under floor heating and an air re-circulation system. Furthermore, the communal areas are equally as well presented and spacious whilst there is a large residents lounge with kitchen facilities and beautifully landscaped communal gardens. The Apartment even benefits from having its own allocated parking space.

- Superb First Floor 1 Bed Over 60's Retirement Apartment
- Living Room with Balcony & Fitted Kitchen With Built-in Appliances
- Walk In Wardrobe & Modern Fitted Shower Room
- Spacious Hallway & Utility/Store Room
- Secure Designated Parking Space
- Walking Distance To Many Stafford Town Centre Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed via a secure entrance door with a communal landing which features carpeted flooring with underfloor heating, a main door secure entry intercom system, a utility cupboard with space & plumbing for a washing machine

Living Room 20' 3" x 10' 6" (6.18m x 3.19m)

A large reception room featuring an electric fire set within a fire surround, carpeted flooring with underfloor heating, and a double glazed door opening out on to a balcony which enjoys views of the rear communal gardens.

Kitchen 8' 0" x 7' 1" (2.44m x 2.15m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel sink with drainer & mixer tap, and integrated appliances which include an oven/grill, a hob with hood above, and a fridge/freezer. The room also benefits from having ceramic tiled flooring, and a double glazed window to the rear elevation.

Bedroom 12' 8" x 12' 3" (3.87m x 3.74m) (maximum measurements)

A double bedroom with carpeted flooring and underfloor heating, and a double glazed window to the rear elevation.



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Walk-in Wardrobe 8' 7" x 3' 11" (2.62m x 1.19m)

Having fitted clothes hanging rails with shelves. There is also a utility meter cupboard.

Shower Room 6' 9" x 7' 2" (2.05m x 2.18m)

Fitted with a contemporary styled suite which comprises of a low-level WC, a vanity style wash hand basin with mixer tap & storage beneath, and a ceramic tiled double shower cubicle housing a mains-fed mixer shower. The room also benefits from having ceramic tiled flooring to both the walls & floor, an electrical shaver point, and a chrome towel rail.

Externally

The apartments are positioned within beautifully maintained & established communal gardens set in a gated community within which has a parking area for occupants, and this particular apartment benefiting from having one allocated parking space.

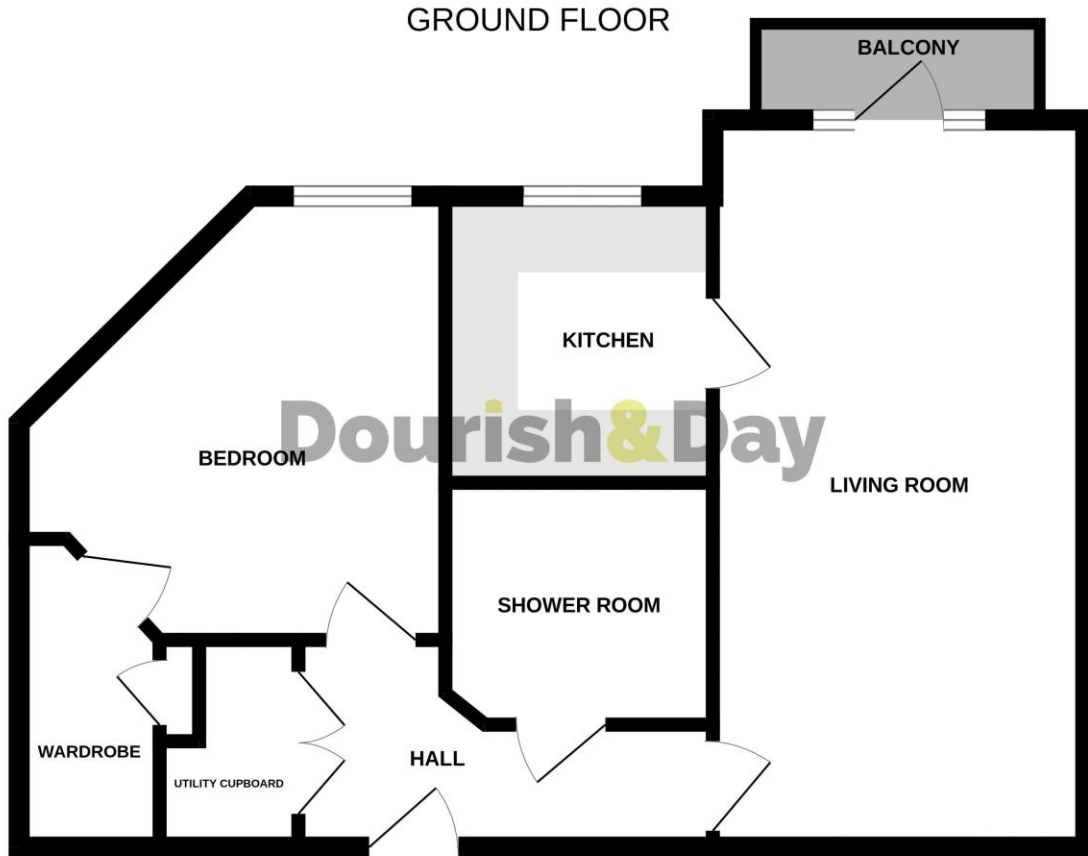


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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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