



£150,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Stafford

15 Martin Street
Stafford Staffordshire ST16 2LB



Some apartments are just full of character, charm and individuality. This fantastic Town Centre ground floor apartment is no exception. Luxury town centre living, with stunning communal entrance hall...there is no other development like this in town, so this really is a unique opportunity to have a totally different style of living!

Having a superb open plan lounge dining space with fantastic contemporary style kitchen, built in appliances with granite work tops. Superb and spacious contemporary bathroom located off the large and spacious bedroom, inner hallway with intercom system. Externally Stafford Town Centre is on your doorstep and Mainline Railway Station is just a short walk away.

- Stunning Ground Floor Apartment
- Grade II Listed Historic Building
- Abundance Of Charm & Character
- Generous Lounge Diner
- Contemporary Kitchen & Bathroom
- One Large Bedroom

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Communal Entrance

Accessed via wrought iron gates with intercom access with stunning timber stairs to first floor.

Apartment Entrance Hall

Inviting entrance with parquet wood flooring, a radiator, vaulted ceiling and feature arch leaded window and door.

Lounge/Diner 18' 10" x 18' 10" (5.74m x 5.74m)

Stunning feature wood block flooring, traditional timber fire surround, three radiators, decorative archway window with lead detail. Two single glazed windows with lead detail to the front elevation.

Kitchen 13' 11" x 8' 1" (4.24m x 2.47m)

Contemporary style kitchen fitted with base and wall units. Granite worksurfaces incorporating a one and a half bowl sink unit with chrome mixer tap, tiled splash back, integrated oven and five ring hob with cooker hood over, dishwasher, fridge, freezer, washing machine. Stunning parquet flooring, radiator, single glazed window with lead detail to the front elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom One 20' 5" x 13' 3" (6.23m x 4.05m)

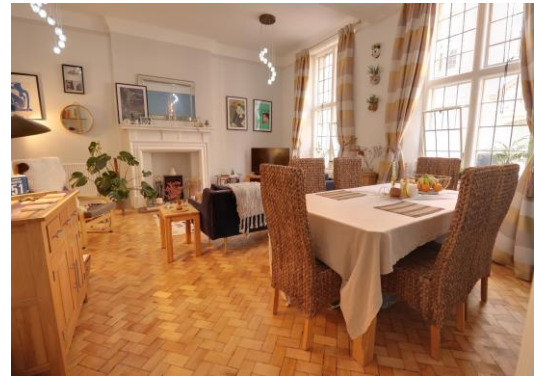
Having two radiators and two single glazed windows with lead detail to the side elevation.

En-suite 12' 4" x 5' 5" (3.75m x 1.66m)

Fitted with a contemporary suite including a P-Shaped bath with shower over, wall mounted sink unit and chrome mixer tap. low level WC. Chrome towel radiator, further radiator tiled flooring, part tiled walls, ceiling spot lights, single glazed lead detail window to the side elevation.

Agent Note/Tenure

121 years remaining on the lease. Ground rent and service charge payable to Martin Street Property Management. Ground rent £100 pa, service charge £1100 pa.



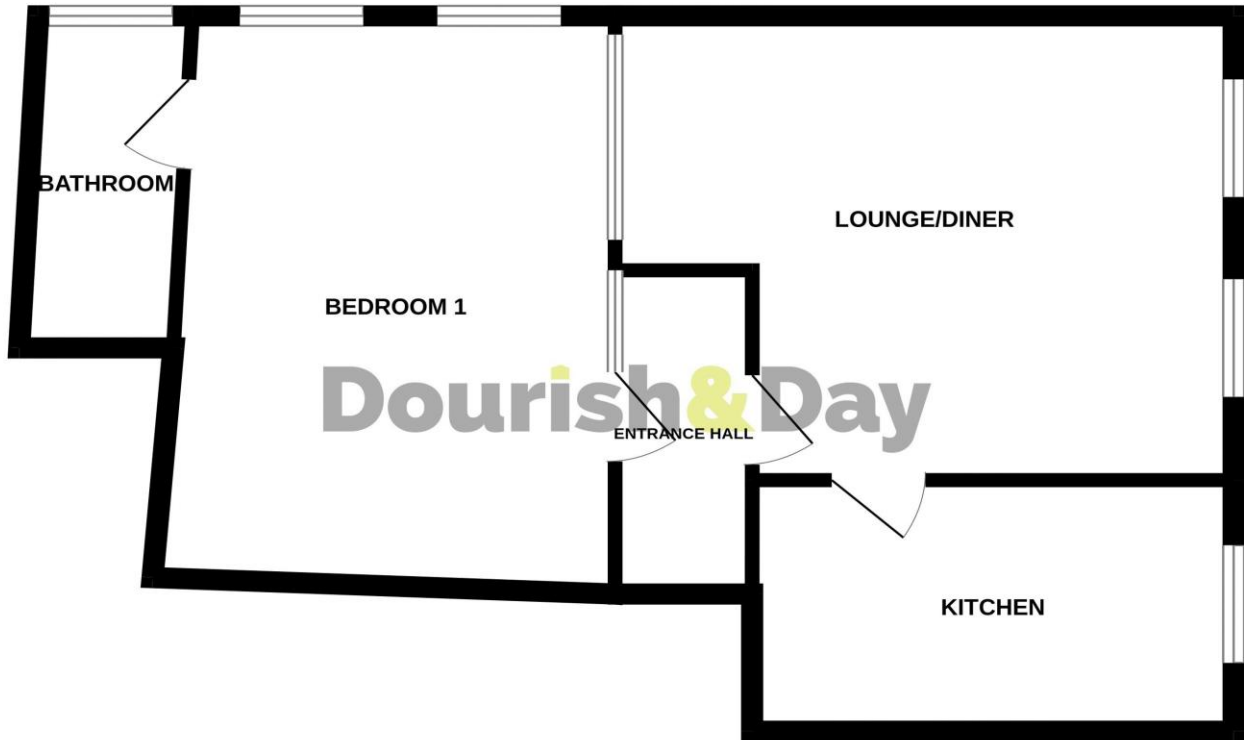
You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less 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 ©2023



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