



Offers Over £150,000



TENURE: Leasehold



EPC RATING: C



COUNCIL TAX BAND: A

Stafford

Winchester Court Wildwood Ringway
Stafford Staffordshire



RELAXED LIVING!.. This wonderful two bedroom over 55's first floor flat is a fantastic find and really offers a deceptively spacious internal layout that is certain to instantly impress. Located in a fantastic area which is extremely popular due to its easy access to local shops and bus routes. What's more its only a short drive to the County town centre of Stafford where you will find a great array of shops, restaurants, and coffee shops.

Internally, the property comprises of a living room, kitchen, two bedrooms and a shower room. Externally, the properties sit in well kept communal gardens with a communal parking area.

- First Floor Over 55's Retirement Apartment
- Spacious Living Room & Kitchen
- Two Bedrooms & Shower Room
- Communal Gardens & Parking
- Wonderful Residential Area
- Close To Local Shops & No Onward Chain

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, and having stairs off, rising to the First Floor the accommodation with a stairlift included.

Living Room 14' 10" x 11' 9" (4.51m x 3.57m)

Accessed through a double glazed entrance door, which leads through to a spacious reception room having wall mounted electric heaters, a useful built-in cupboard, and a double glazed window to the front elevation.

Kitchen 12' 3" x 6' 7" (3.73m x 2.00m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to two sides incorporating an inset 1.5 bowl sink/drainer with chrome mixer tap over, and integrated/fitted appliances including; electric oven, hob & double width extractor hood above, and an integrated refrigerator & freezer. There is a further useful built-in storage cupboard, wood effect flooring, and a double glazed window to the front elevation.

Lobby

Having an access hatch to the loft space, and internal doors off, providing access to both Bedrooms, and Shower Room.



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Bedroom One 10' 6" x 11' 5" (3.20m x 3.49m)

A spacious double bedroom with a built-in storage cupboard, a wall mounted electric heater, and a double glazed window to the rear elevation.

Bedroom Two 6' 10" x 10' 0" (2.09m x 3.05m)

A second bedroom, having a wall mounted electric heater, and a double glazed window to the rear elevation.

Shower Room 5' 10" x 6' 7" (1.79m x 2.00m)

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, a wash hand basin set into top with chrome mixer tap above & storage cupboards beneath, and a fully tiled screened shower cubicle housing an electric shower. There is ceramic splashback tiling to the walls, tiled flooring, an electric chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

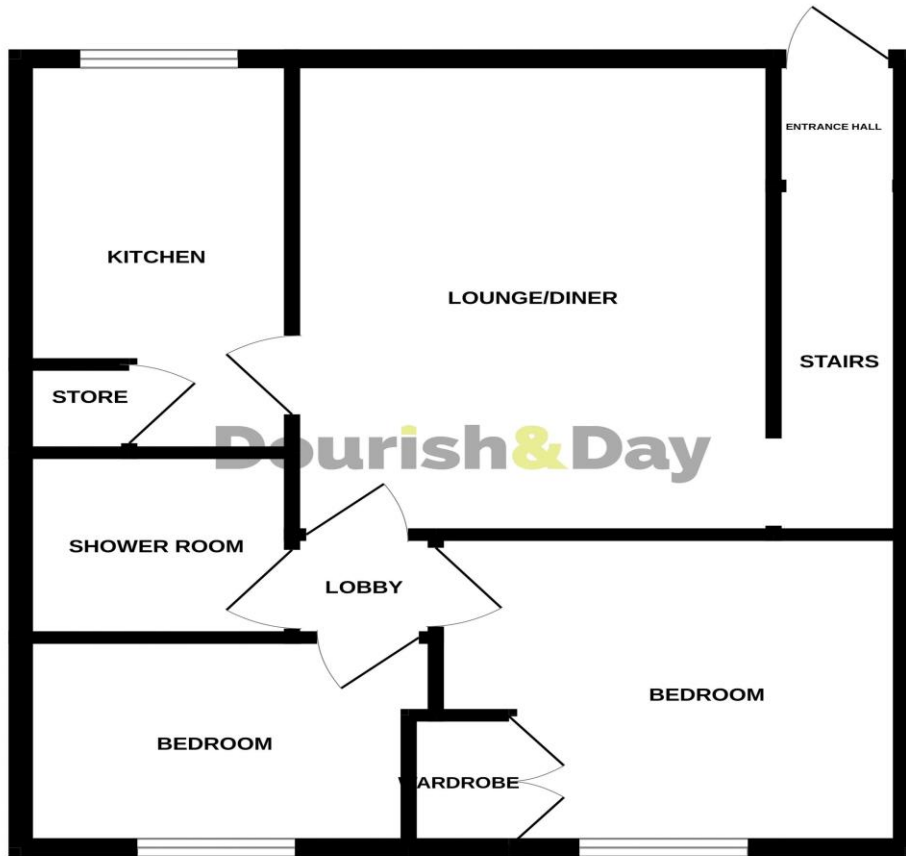
The property is approached over a paved pathway providing access to the main entrance door, and to the side is lawned communal gardens with a hedging border to the front.

Externally

The property is positioned within well maintained communal gardens, and this particular property benefits from communal parking.



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
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	71	71
(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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