



## Stafford

Deans Park Court Kingsway  
Stafford Staffordshire

£183,499

**A stunning and modern one bedroom McCarthy & Stone first floor retirement apartment situated close to Stafford Town Centres comprehensive range of shops and amenities,** Deans Park Court is a modern retirement complex for the over 70's and boasts an on site Bistro style restaurant and a 24 hour estate care team. Built by McCarthy & Stone and specifically for the Over 70's the development is located on the outskirts of the town with superb access to the town centre facilities and train station, whilst sitting in pretty manicured communal gardens. A car parking space is available for £5000.00 (subject to contract) whilst there is a homeowners lounge, a secure camera entry system and laundry room. Internally comprising of an entrance hallway, spacious walk in storage cupboard, good sized living/dining room with French doors and a glass Juliet balcony, contemporary fitted kitchen with built in appliances, spacious double bedroom with walk in wardrobe and a large and superb wet room.

- Superb Over 70's 1 Bed Retirement Apartment
- Spacious Lounge Dining Room With Juliet Balcony
- Modern & Contemporary Fitted Kitchen With Appliances
- Secure Gated Parking Close To Stafford Town Centre
- Bistro Style Restaurant & Other Facilities

**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



## Entrance Hall

Being accessed through a private entrance door, the spacious entrance hall has recessed spotlights, walk-in storage/airing cupboard with shelving. Doors lead to the lounge/diner, wet room and bedroom.

## Lounge/Diner 20' 2" x 10' 8" (6.15m x 3.24m)

A spacious and beautifully presented lounge/dining room with electric heater and double glazed French doors with glazed Juliet style balcony to the rear elevation and a modern and contemporary style glazed door leading to:

## Kitchen 9' 7" x 8' 0" (2.92m x 2.45m)

The modern, contemporary style fitted kitchen includes a range of matching units extending to base and eye level with under cupboard lighting. Fitted work surfaces incorporating a granite effect composite sink/drainer with contemporary style chrome mixer tap. Range of integrated appliances including a four ring halogen hob with



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stainless steel cooker hood over, oven/grill, fridge and freezer. Matching pan drawers, tiled floor, recess spotlights and double glazed window to the rear elevation.

## **Bedroom** 16' 7" max x 10' 4" (5.05m max x 3.14m)

A spacious double bedroom having a wall mounted electric heater and double glazed window to the rear elevation. Door leads to:

## **Walk-in Wardrobe**

Having fitted shelving, hanging rails and recessed spotlights.

## **Wet Room** 7' 0" x 7' 3" (2.14m x 2.22m)

A spacious wet room having a shower area with fitted mains shower, vanity wash hand basin with chrome mixer tap and useful storage cupboard beneath and enclosed dual flush low level WC. Chrome heated towel radiator, and splash back tiling.

## **Outside**

The property is situated in a gated community with manicured communal gardens with this particular apartment having an allocated parking space to the front. There is a car parking space available to purchase (subject to availability) and the car parking space can be purchased for £5000.00



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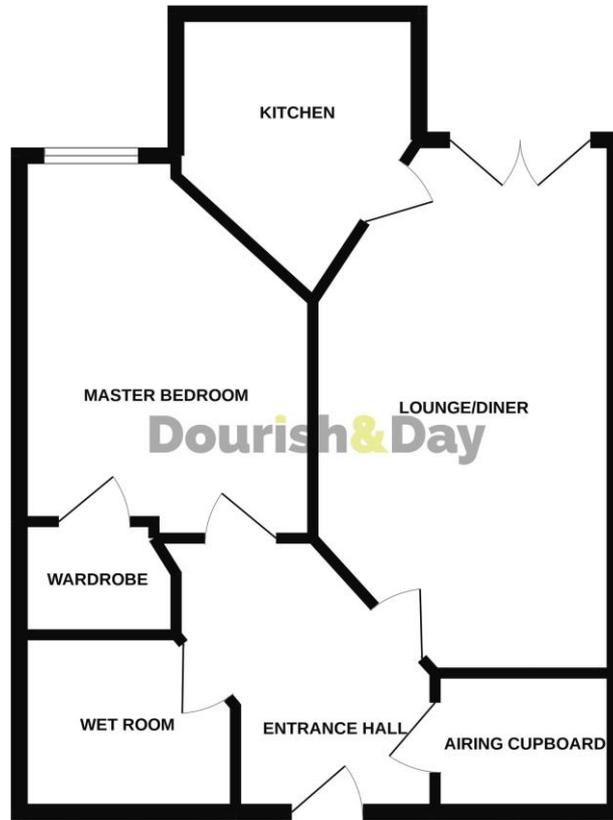
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## GROUND FLOOR



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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>		
	(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			

EU Directive 2002/91/EC  
England, Scotland & Wales

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