



£120,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

St. Georges Parkway Stafford

Potters Court St. Georges Parkway
Stafford Staffordshire



Take a look at this modern, first floor apartment, situated only a few minutes walk from Stafford Town Centres' fantastic array of shops, amenities, restaurants, night life and of course, mainline railway station for the commuter!

If you're looking for a property to rent, sizing down or taking your first steps onto the housing ladder, then this one double bedroom, first floor apartment could be the one for you! Internally, comprising of an entrance hall, open-plan lounge and dining kitchen with built-in appliances and French doors. a good sized double bedroom with a large bay window and built-in double wardrobe and a modern bathroom suite. Externally, the apartments sit within well maintained grounds, and this particular apartment benefits from having a designated parking space.

- Modern First Floor Apartment
- One Double Bedroom & Bathroom
- Lounge, Open-Plan Kitchen & Dining Area
- Designated Parking Space
- Walking Distance To Stafford Town Centre
- Walking Distance To Stafford Mainline Railway Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

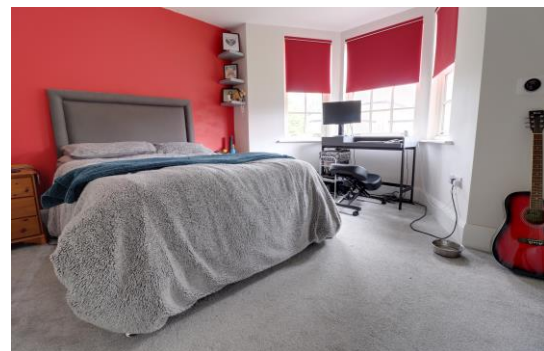


Entrance Hallway

Accessed via a secure entrance door having having internal doors off, providing access to;

Lounge, Kitchen & Dining Area 15' 1" x 17' 7" (4.60m x 5.37m)

A spacious & light open-plan lounge & dining kitchen, having a double glazed Georgian style sash window and double glazed French doors with a Juliet style balcony to the front elevation, and two radiators. The kitchen area is fitted with a matching range of wall, base & drawer units with wood work surfaces & matching upstands over, and incorporating an inset stainless steel sink with drainer & mixer tap. Appliances include a fitted electric oven/grill and a four ring gas hob with a stainless steel splashback rising to a stainless steel extractor hood over. and an integrated washer/dryer. In addition, there is ceramic splashback tiling to the walls, and having space to accommodate a freestanding fridge/freezer.



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Bedroom 11' 6" x 12' 8" (3.51m x 3.85m) (measured INTO bay window recess)

A good sized double bedroom, having having a large double glazed walk-in bay window with three double glazed Georgian style sash windows to the side elevation, a useful built-in storage cupboard, radiator, and fitted double height wardrobes with sliding mirrored doors.

Bathroom 7' 6" x 5' 8" (2.28m x 1.72m)

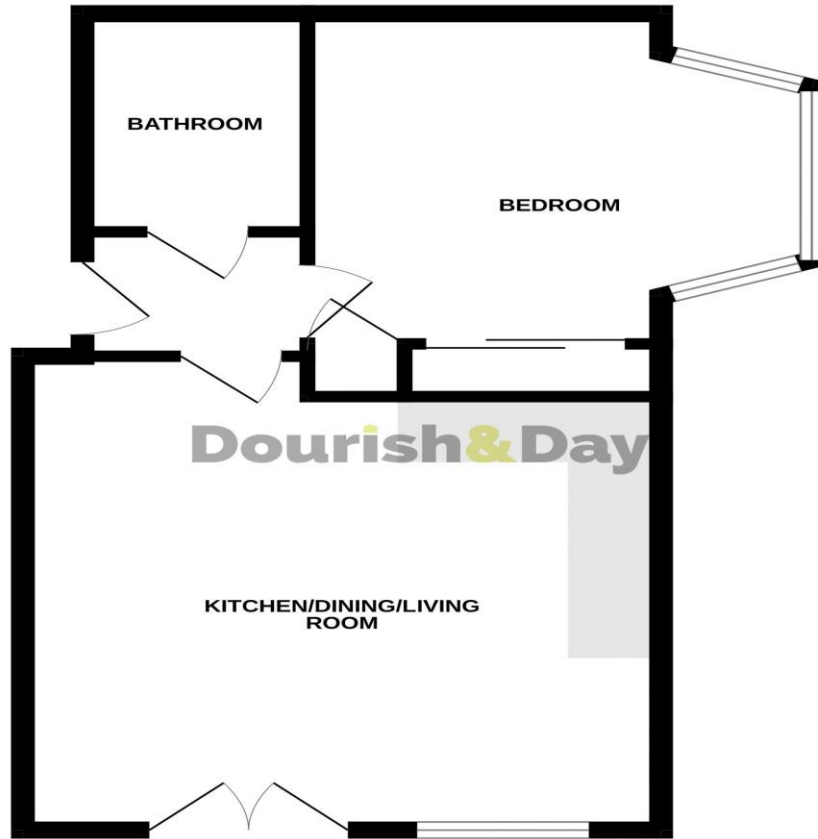
Fitted with a white suite comprising of a panelled bath with chrome mixer tap and mains-fed shower over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. In addition, there is a vertical wall mounted towel radiator, an electrical shaver point, and inset ceiling downlighting.

Externally

The apartment is set within well maintained grounds, and this particular property also benefits from having one designated parking space.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - Great running costs	(82+)		
A	(81-81)		
B	(69-80)		82
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		

England & Wales EU Directive 2002/91/EC
www.EPC4U.COM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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