



£280,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

## Kingsway Stafford

Deans Park Court Kingsway  
Stafford Staffordshire



**Indulge in the epitome of modern retirement living at this exceptional community in Stafford, tailored by McCarthy & Stone for the over-70s. Revel in the convenience of a Bistro-style restaurant, round-the-clock care team, and close proximity to town centre amenities and the train station.**

Immerse yourself in the beautifully maintained communal gardens, unwind in the homeowner's lounge, or breeze through laundry tasks in the dedicated room. This second-floor apartment offers a welcoming hallway with a storeroom/utility area, a guest WC, and a spacious living room leading to a private Juliet balcony. The contemporary kitchen beckons culinary delights, while two sizable bedrooms boast walk-in wardrobes for ample storage. Complete your sanctuary with a modern wet room. Contact us today to begin your journey to this extraordinary development.

- Superb Over 70's Two-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

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Second Floor Landing

Having a private entrance door leading to:

## Entrance Hall

The spacious entrance hall includes an intercom door entry system, large storage cupboard and wall mounted electric heater.

## Guest WC 3' 6" x 6' 0" (1.06m x 1.83m)

Having a white suite comprising of a wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and WC with enclosed cistern. Part tiled walls, tiled floor,

## Living Room 15' 11" x 11' 2" (4.86m x 3.40m)

Having a wall mounted electric heater and double glazed double doors with a Juliet balcony.

## Kitchen 8' 10" x 8' 0" (2.69m x 2.45m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric hob and cooker hood over,



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dishwasher and fridge/freezer. Tiled floor and double glazed window to the rear elevation.

### **Bedroom One** 17' 8" x 9' 10" (5.38m x 3.00m)

A generous sized main bedroom having a walk-in wardrobe, wall mounted electric heater and double glazed window to the rear elevation.

### **Bedroom Two** 13' 0" x 10' 10" (3.96m x 3.30m)

A further double bedroom again having a large walk-in wardrobe, wall mounted electric heater and two double glazed windows to the rear elevation.

### **Wet Room** 7' 1" x 7' 2" (2.15m x 2.19m)

Having a white suite which includes a shower area with mains shower, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and a WC with enclosed cistern. Tiled walls, chrome towel radiator.

### **Communal Gardens**

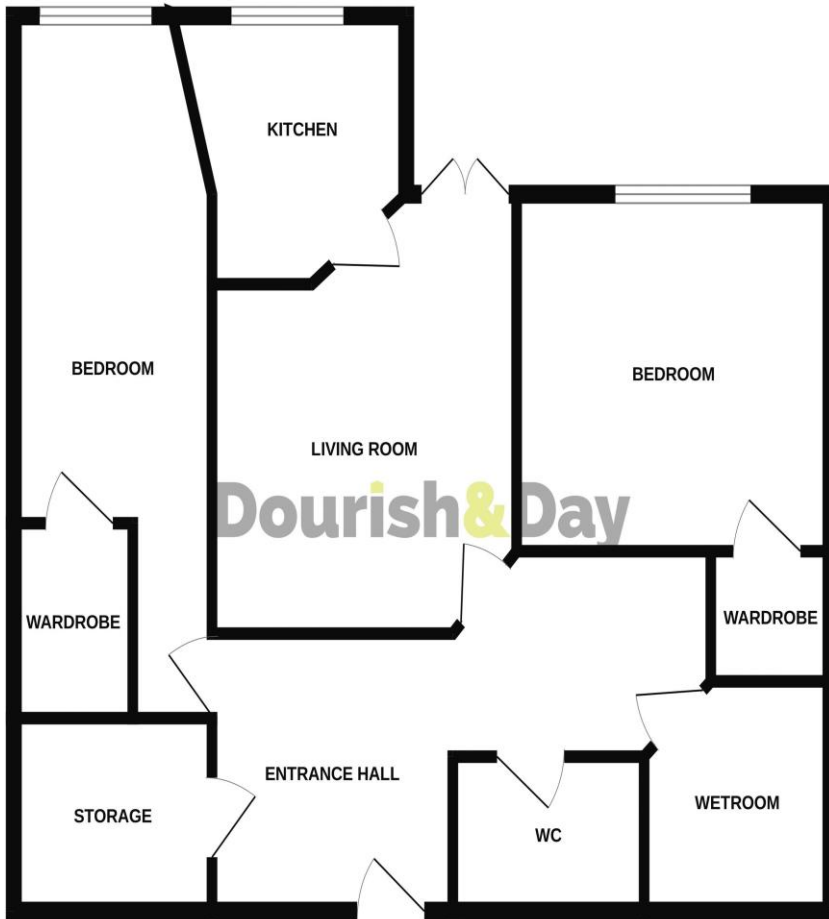
There are superbly maintained communal gardens ideal for relaxation and comfort and the opportunity to catch up with your neighbours in a relaxed setting.

### **Parking**

The property benefits from one allocated parking space.



## SECOND 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
Energy Efficiency Class	A	B2	B2
Energy Efficiency Score	44	44	44
Energy Efficiency Band	B	B	B
Energy Efficiency Label	B	B	B
Energy Efficiency Description	Good energy efficient - higher heating costs	Good energy efficient - higher heating costs	Good energy efficient - higher heating costs
Energy Efficiency Reference	England & Wales	England & Wales	England & Wales

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