



£135,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

## The Garthlands Stafford

Garthlands Court The Garthlands  
Stafford Staffordshire



***Rarely do you see a modern apartment offering quite this amount of space! This well appointed apartment sits in beautifully maintained communal gardens with spacious room proportions and has its own allocated parking space.***

The accommodation is well presented throughout and comprises an entrance hall, living/dining room with a Juliette balcony overlooking communal gardens and having a contemporary kitchen off. There are two spacious double bedrooms with the master boasting its own en-suite facilities, whilst there is also a family bathroom. Outside are those well-manicured gardens whilst there is an allocated parking space on the private communal car park. To fully appreciate the space on offer you simply must book an internal inspection, so call us today and book in your viewing.

- Spacious Two Bedroom Apartment
- Good Sized Living/Dining Room
- Two Good Sized Double Bedrooms
- En-Suite To Bedroom One & Bathroom
- Allocated Parking Space
- Excellent Nearby Commuter Links

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, and featuring a useful storage cupboard, an airing cupboard, a wall mounted electric heater, and secure intercom entry system.

## Living Room & Dining Space 14' 1" x 12' 0" (4.29m x 3.65m)

A bright & spacious reception room that features a wall mounted electric heater, two double glazed windows to the front elevation, and double glazed double doors leading onto a Juliet style balcony.

## Kitchen 14' 1" x 11' 8" (4.30m x 3.55m) maximum measurements

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset stainless steel sink/drainer with mixer tap, and an integrated oven & hob with extractor above, and spaces for further appliances. The kitchen also has wood effect flooring, and a double glazed window to the rear elevation.



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## **Bedroom One** 8' 8" x 12' 10" (2.65m x 3.90m)

A large double bedroom, featuring a range of fitted bedroom furniture, and having a wall mounted electric heater, and a double glazed window to the rear elevation.

## **En-Suite Shower Room (Bedroom One)** 5' 6" x 8' 7" (1.67m x 2.62m) maximum measurements

Fitted with a white suite which includes a WC, and a vanity style wash hand basin with mixer tap. There is also a tiled shower cubicle with mains mixer shower. The room also benefits from having an electric towel radiator, wood effect flooring, and an electric shaver point.

## **Bedroom Two** 11' 7" x 9' 9" (3.54m x 2.98m) measured into wardrobe recess space

A second double bedroom, having a built-in double wardrobe, a wall mounted electric heater, and a double glazed window to the front elevation.

## **Bathroom**

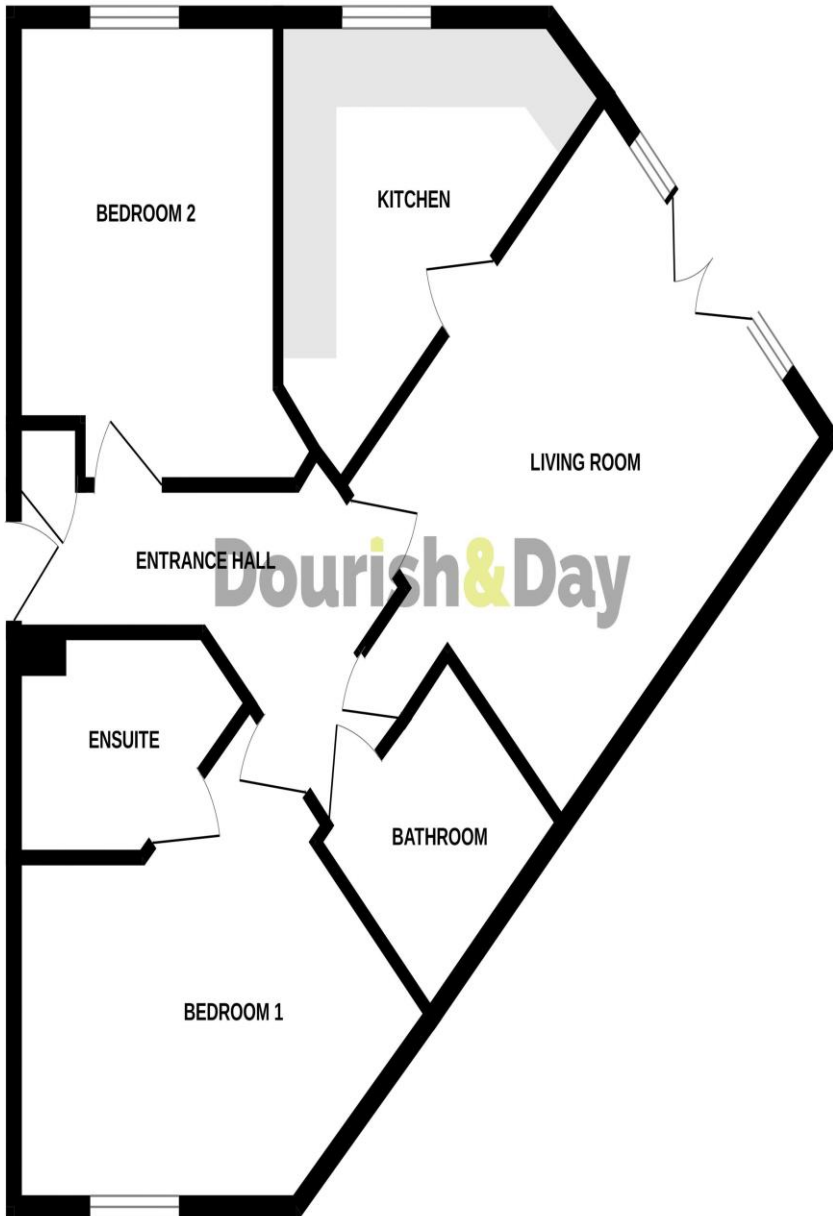
Fitted with a white suite comprising of a WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap & hand-held shower attachment. The room also benefits from having an electric chrome towel radiator, electric shaver point socket & wood effect flooring.

## **Externally**

The development is situated within well maintained communal gardens where there is one allocated parking space for this particular apartment.



## FIRST 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
		B+	B+
<small>                     Energy Performance Certificate (EPC) for England &amp; Wales                      EPC is a legal requirement for rental properties in England and Wales.                      The EPC rating shows how energy efficient a property is.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                 </small>			
<small>                     Energy Performance Certificate (EPC) for Scotland                      EPC is a legal requirement for rental properties in Scotland.                      The EPC rating shows how energy efficient a property is.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                 </small>			
<small>                     Energy Performance Certificate (EPC) for Northern Ireland                      EPC is a legal requirement for rental properties in Northern Ireland.                      The EPC rating shows how energy efficient a property is.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                      The rating is based on the energy efficiency of the property.                 </small>			

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