



£170,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Stafford

The Old School The Oval  
Stafford Staffordshire



**Truly stunning 2 bedroom apartment located in the ever popular location of The Oval in Stafford. We don't expect this GORGEOUS apartment to hang around for long and if you book a viewing you'll soon see why.**

High ceilings, amazing light and space, original features, high spec modern finish, full range of built in appliances and secured gated parking for 2 vehicles. Finished to a very high standard this apartment would make an impressive des res for any single professional or couple. Available immediately book in to avoid disappointment.

- Wonderful Apartment In Popular Location
- Town Centre Location With Secure Parking
- Open Plan Lounge / Kitchen/ Dining Room
- Full Range Of Integrated Appliances
- Two Bedrooms, Bathroom
- No Upward 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





## Communal Entrance Hall

With stairs rising to first floor apartment with door opening to

## Open Plan Kitchen/Lounge/Diner 19' 7" x 19' 8" (5.98m x 6.00m)

Stunning open plan space with fully integrated kitchen with appliances including dishwasher, washer/dryer, electric oven and ceramic hob, microwave and fridge/freezer. Living area with carpet to floor, and windows to front with roman blinds. Stairs rising to 2nd floor landing.

## Landing

With good sized storage cupboard, doors to

## Bedroom One 10' 2" x 11' 7" (3.09m x 3.52m) (to wardrobe)

With sliding mirror door double wardrobe.

## Bedroom Two 9' 3" x 9' 2" (2.82m x 2.79m)

With velux window.



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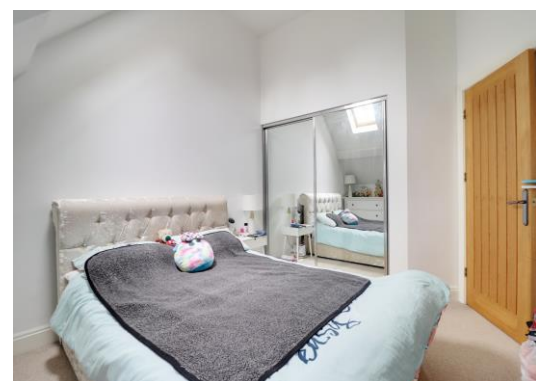
[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Bathroom

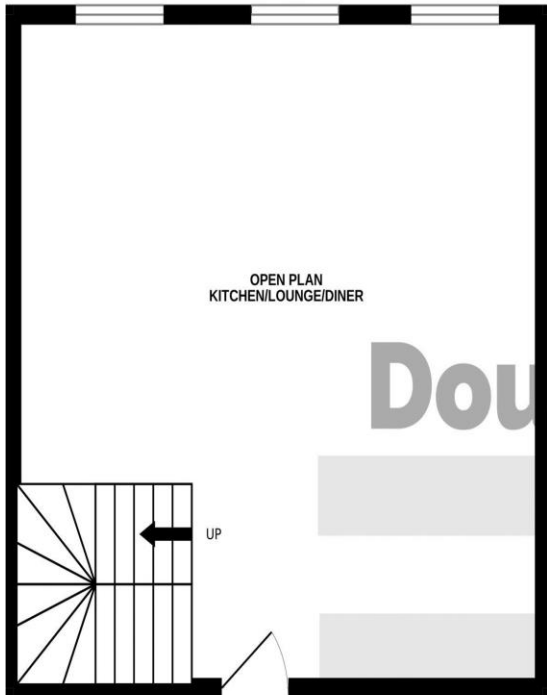
Modern suite comprising panel bath with shower over, wash hand basin and WC.

## Externally

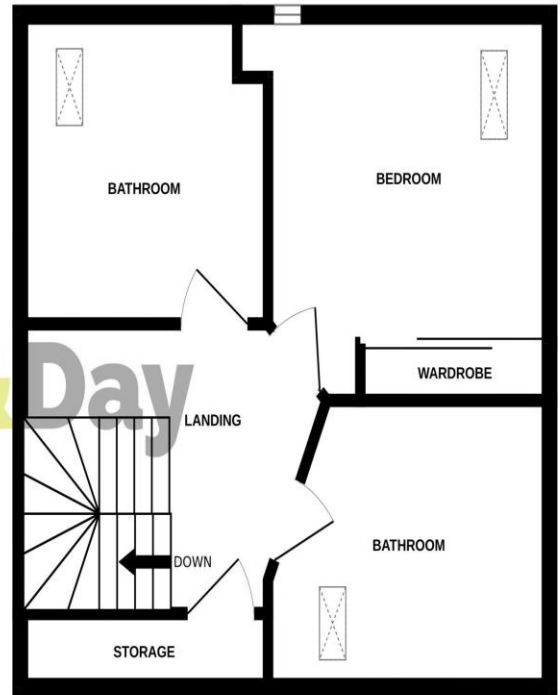
The property benefits from 2 allocated parking spaces with secure gated access.



GROUND FLOOR

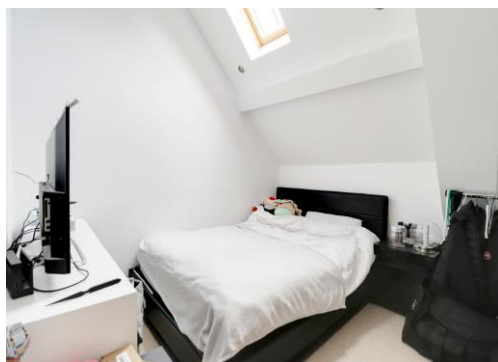


1ST FLOOR



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
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	78
EU Directive 2002/91/EC			
www.epcrea.com			



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