



Offers Over £150,000

🔑 TENURE: Leasehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

St. Georges Parkway Stafford

St Georges Mansions St. Georges Parkway
Stafford Staffordshire



Constructed by Shropshire Homes in 2018, this one bedroom ground floor flat forms part of a stunning Grade II listed building within walking distance of Stafford town centre.

One of only a handful of apartments to boast its own entrance and patio seating area! With accommodation consisting of an entrance hall, stunning open-plan living, dining and kitchen with integrated appliances, double bedrooms and a contemporary bathroom suite. Offered for sale with the added benefit of no onward chain!

- Modern Ground Floor Apartment
- Open-Plan & Dining Area
- Fitted Kitchen & Built-in Appliances
- Double Bedroom & Contemporary Bathroom
- Designated Parking Space & Own Patio
- Walking Distance To Town Centre & 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 16' 11" x 3' 10" (5.16m x 1.17m)

Entered via a composite front door. Intercom entry system. Double glazed window. Wall mounted electric heater.

Open-Plan Family, Kitchen & Dining Area 26' 0" x 9' 4" (7.93m x 2.84m)

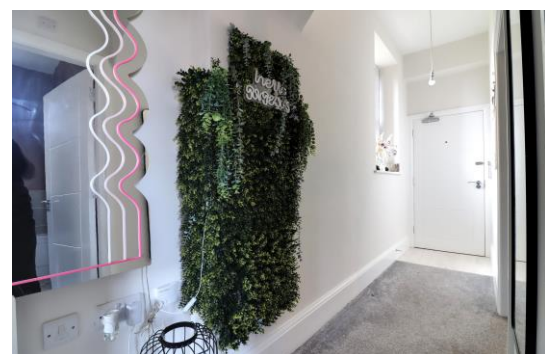
Having double glazed windows to three elevations creating a light bright and spacious living area. Two wall mounted electric heaters. Separate entrance door leading out to a paved patio seating area. Built in storage cupboard and boiler cupboard. The kitchen area is fitted with a range of modern wall and base units with complementary worksurface over and integrated electric oven and hob. Integrated washer/dryer. Space for fridge/freezer.

Bathroom 8' 0" x 5' 7" (2.45m x 1.7m)

Modern and contemporary bathroom having low level WC, pedestal hand wash basin and panelled bath with shower over. Part tiled walls and vinyl flooring. Double glazed window. Wall mounted electric heater.

Bedroom 13' 2" x 10' 6" (4.02m x 3.2m)

Spacious double bedroom having mirrored sliding double wardrobe. Double glazed window. Wall mounted electric heater.



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Externally

Located on the ground floor of the development with exclusive private entrance door, external paved seating area allocated parking space.



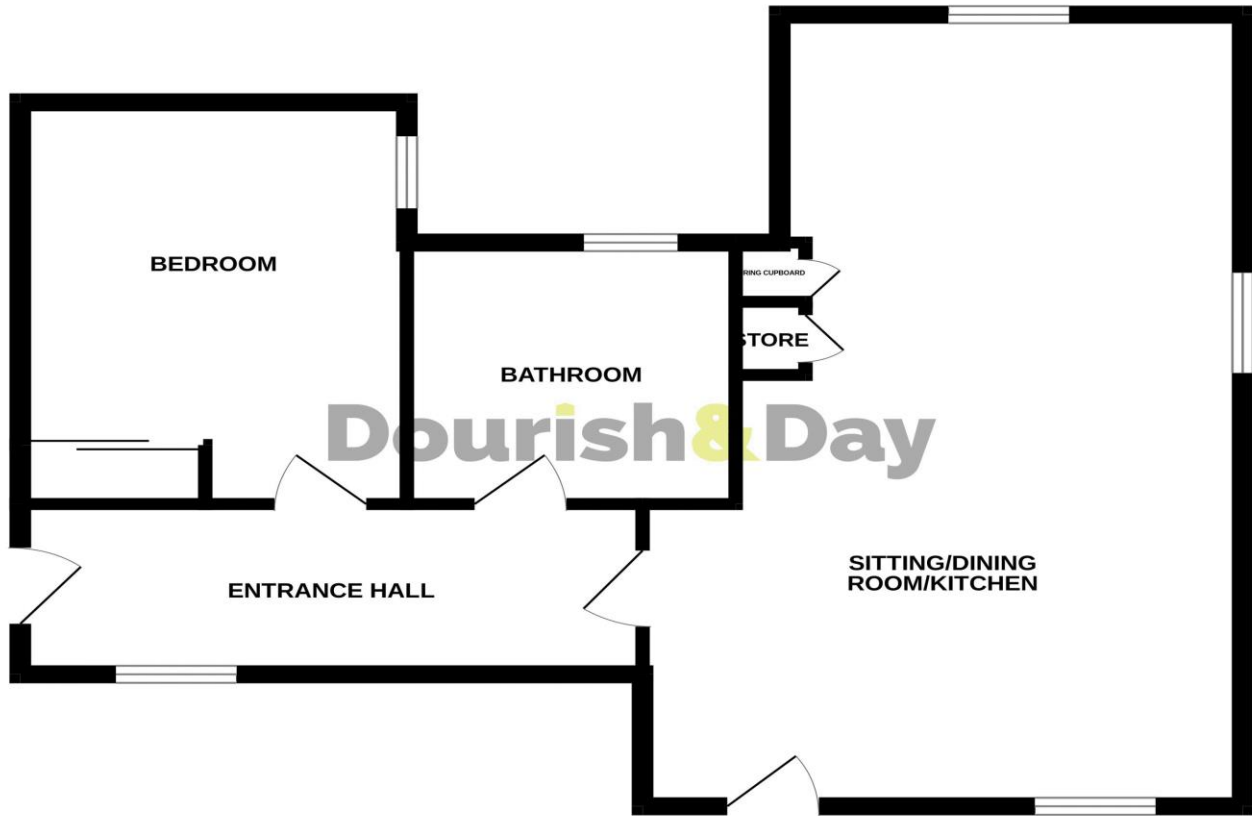
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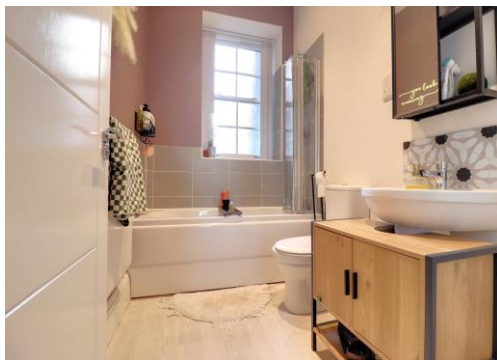
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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	-48	-49
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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