



£185,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

## The Oval Stafford

The Old School The Oval  
Stafford Staffordshire



*The properties in this prestigious development literally fly out, so don't put your viewing request on ICE and get your skates on! If you want an apartment set over two floors, and which is situated in a gated development, within walking distance to Stafford Town centre's comprehensive range of amenities and mainline railway station, then look no further.*

Internally, this superb apartment comprising of open plan living including a spacious living & dining area, an absolute stunning kitchen with a variety of appliances all on the lower ground floor, whilst upstairs there are two good sized bedrooms both with built in wardrobes and a modern family bathroom, and if that were not enough you don't need to worry about town centre parking with its designated parking space & garage! So don't delay pick up the phone and book your viewing before this apartment sells.

- Stunning Contemporary Apartment
- Open-Plan Living & Dining Room
- Modern Well Equipped Kitchen
- Two Bedrooms & Modern Bathroom
- Desirable Location Close To Town Centre
- Walking Distance To Mainline Train 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



## Open-Plan Living/Dining/Kitchen Area:

### Living/Dining Area 25' 10" x 21' 7" (7.88m x 6.59m)

A stunning open plan space with four radiators, four windows overlooking the communal grounds. Engineered wood flooring, ceiling spotlights and additional multi directional spotlights and stairs to the first floor landing.

### Kitchen Area 9' 11" x 14' 2" (3.03m x 4.32m)

A beautiful fitted kitchen consisting of a matching range of wall, base and drawer units with discreet under cupboard lighting, fitted worktops incorporate a sink drainer unit with mixer tap, a breakfast bar peninsular with matching units below and fitted worktops with a induction hob with cooker hood over. Integrated appliances include an eye level fitted oven, microwave and coffee machine and additional appliances include an integrated washing machine, dishwasher and fridge-freezer. and tiled flooring.

### First Floor Landing

With spotlight and doors leading through to the bedrooms and bathroom.



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## **Bedroom One** 14' 1" max x 9' 5" (4.29m max x 2.88m)

With a vaulted ceiling with spotlighting, skylight window, an additional window and a built in double wardrobe with sliding mirrored front and a radiator.

## **Bedroom Two** 13' 11" x 9' 11" (4.25m x 3.02m)

With a skylight window, vaulted ceiling with spotlights, engineered wood flooring, radiator, a built in double wardrobe with sliding mirrored front and a further built in cupboard housing the gas central heating boiler.

## **Luxury Bathroom**

With skylight window, spotlights to ceiling, a chrome towel rail, part tiled walls, shaver point and a white suite consisting of a WC, wash hand basin with mixer tap and a panelled bath with mixer fill taps and shower over.

## **Externally**

The property is approached via electric gates leading through to a large parking area with communal grounds. This particular apartments also has the benefit of a garage.



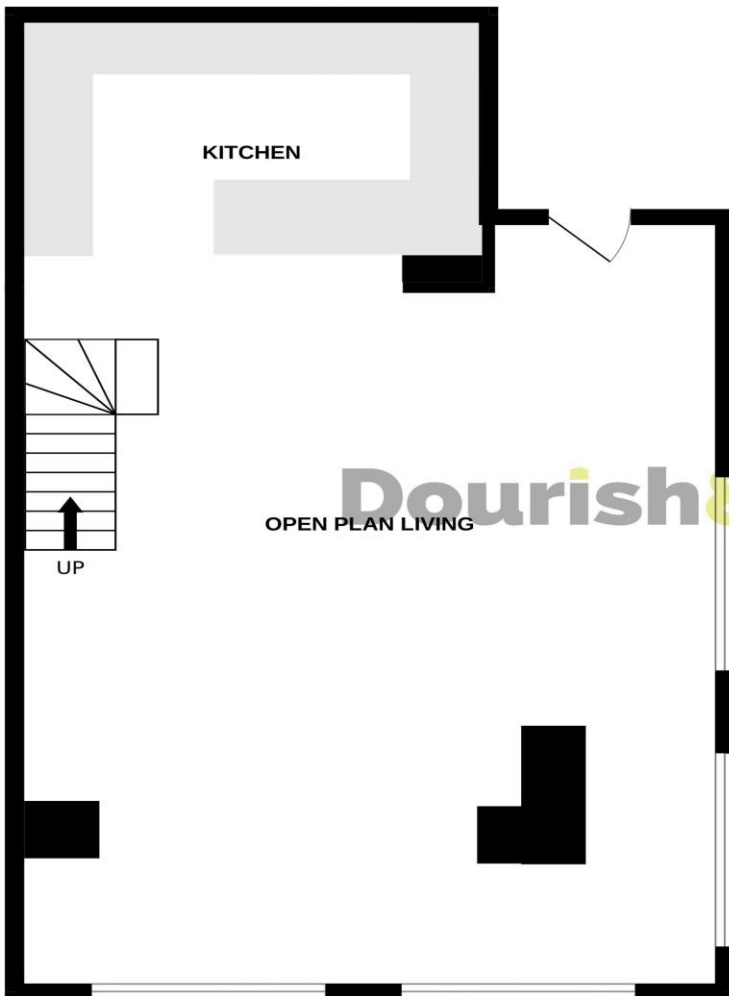
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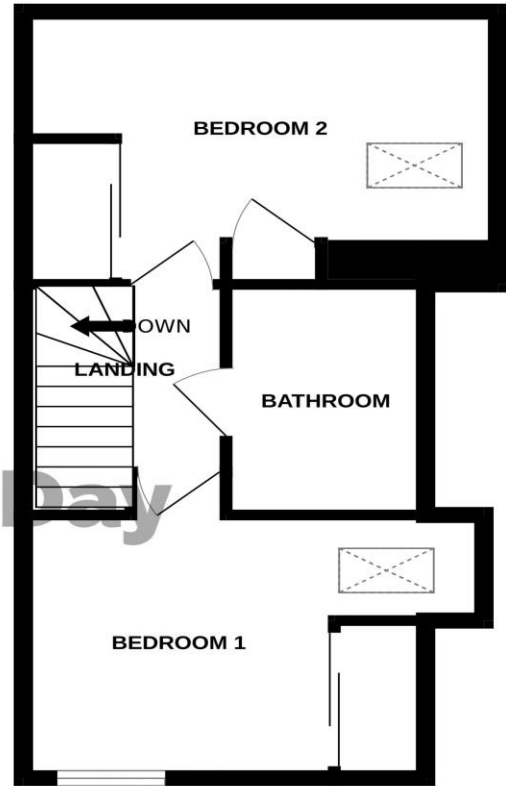
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1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (82+)			
A	81-81		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	1-20		
G	1-20		
EU energy efficient - best rating (82+)		80	82
England & Wales			
EU Directive 2002/91/EC			
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