



£135,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

St. Georges Mansions
Stafford Staffordshire



Welcome to an exceptional residence, this isn't just an ordinary apartment; it's a St Georges Mansions apartment! Positioned on the middle floor of this stunning building, this one-bedroom apartment is a true marvel, exuding charm and elegance.

Prepare to be captivated as this property embodies the WOW factor, unlike anything you've encountered before. Inside, you'll find a meticulously presented space comprising an inviting entrance hall, a delightful open-plan living/kitchen/dining area, and a spacious double bedroom featuring built-in wardrobes. The property also boasts a generously sized family bathroom. Nestled within beautifully maintained communal grounds, this residence includes the added benefit of an allocated parking space. To truly appreciate the grandeur of this magnificent building, an internal inspection is a must. Schedule a visit today to witness its splendour first hand I am certain you'll be thoroughly impressed by what awaits!

- Superbly Presented Third Floor Apartment
- Large Master Bedroom With Built In Wardrobes
- Contemporary Bathroom
- Open Plan Living Kitchen Diner
- Allocated Parking Space,
- A Short Walk From Stafford Town Centre

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

Stone steps raise to the intercom access door to the communal hall with stairs and lift rising to the third floor. An entrance door leads to:

Entrance Hall

Being accessed through a composite door with intercom system, electric wall mounted heater, wood flooring and double glazed sash window to the side elevation.

Open Plan Living Room / Kitchen 10' 2" x 24' 11" (3.10m x 7.59m)

An open plan living room / kitchen with the living room having a useful storage/airing cupboard, wall mounted electric heater, wood flooring, double glazed sash windows to the side elevation. The kitchen area includes a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, microwave oven, electric hob with cooker hood over, washing machine and fridge/freezer. Tiled floor and double glazed sash window to the side elevation.



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Bedroom One 8' 6" x 9' 11" (2.59m x 3.03m)

Having a built-in wardrobe, wall mounted electric heater, wooden floor and double glazed sash window to the side elevation.

Bathroom 5' 11" x 7' 6" (1.80m x 2.29m)

Having a white suite comprising of a panelled bath with mains shower over, glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor, chrome towel radiator and double glazed sash window to the side elevation.

Outside

Communal gardens surround the property.

Leasehold Information and Payments

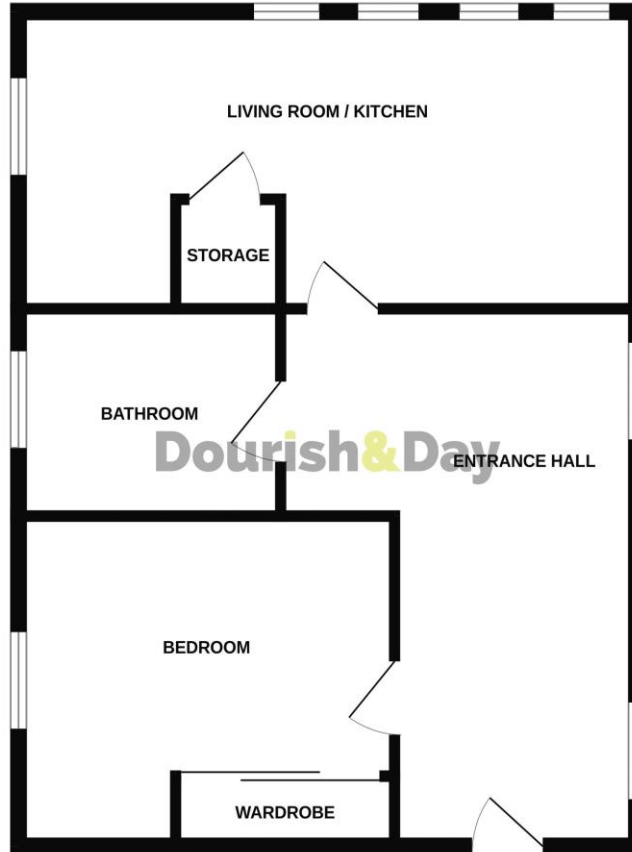
The property is leasehold with the lease being 199 years from 1 January 2016 (191 years remaining).

The ground rent is £170.12 per annum.

The service charge is £1308.62 per annum.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-40)	D		
(29-44)	D		
(23-43)	E		
(17-28)	F	57	57
(1-16)	G		
<small>Full energy efficient - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> <small>www.ec.europa.eu</small>	

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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