



£150,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

Wildwood Stafford

Winchester Court Wildwood Ringway Wildwood
Stafford Staffordshire



RELAXED LIVING!.. This wonderful two bedroom over 55's ground floor flat is a fantastic find and really offers a deceptively spacious internal layout that is certain to instantly impress. Located in a fantastic area which is extremely popular due to its easy access to local shops and bus routes. What's more it's only a short drive to the County town centre of Stafford where you will find a great array of shops, restaurants, and coffee shops.!

Internally, the property comprises an entrance hall, living/dining room, kitchen, two bedrooms and a bathroom. Externally, the properties sit in well-kept communal gardens with a communal parking area.

- Ground Floor Over 55's Retirement Apartment
- Living/Dining Room & Kitchen
- Two Bedrooms & Bathroom
- Communal Gardens & Parking
- Wonderful Residential Area
- Ideally Located, Close To Local Shops & Amenities

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 through a double glazed composite entrance door, and having coat hook storage, and internal door off, leading through into the lounge & dining area.

Lounge & Dining Area 14' 10" x 14' 9" (4.51m x 4.50m)

A bright & spacious reception room, having a useful built-in storage cupboard, an electric fire set within a surround, an electrically operated wall mounted storage heater, and a double glazed window to the front elevation.

Kitchen 12' 4" x 6' 7" (3.75m x 2.0m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel sink with drainer & mixer tap, and appliances which include an integrated oven with hob & extractor above, and space(s) available to accommodate further kitchen appliance(s). The room also benefits from having wood effect flooring, a built-in airing cupboard, and a double glazed window to the front elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom One 10' 6" x 11' 4" (3.19m x 3.46m)

A double bedroom, having a double glazed window to the rear elevation, and an electrically operated wall mounted storage heater.

Bedroom Two 6' 10" x 10' 0" (2.08m x 3.05m)

Having a double glazed window to the rear elevation, and an electrically operated wall mounted storage heater.

Bathroom 5' 10" x 6' 7" (1.77m x 2.0m)

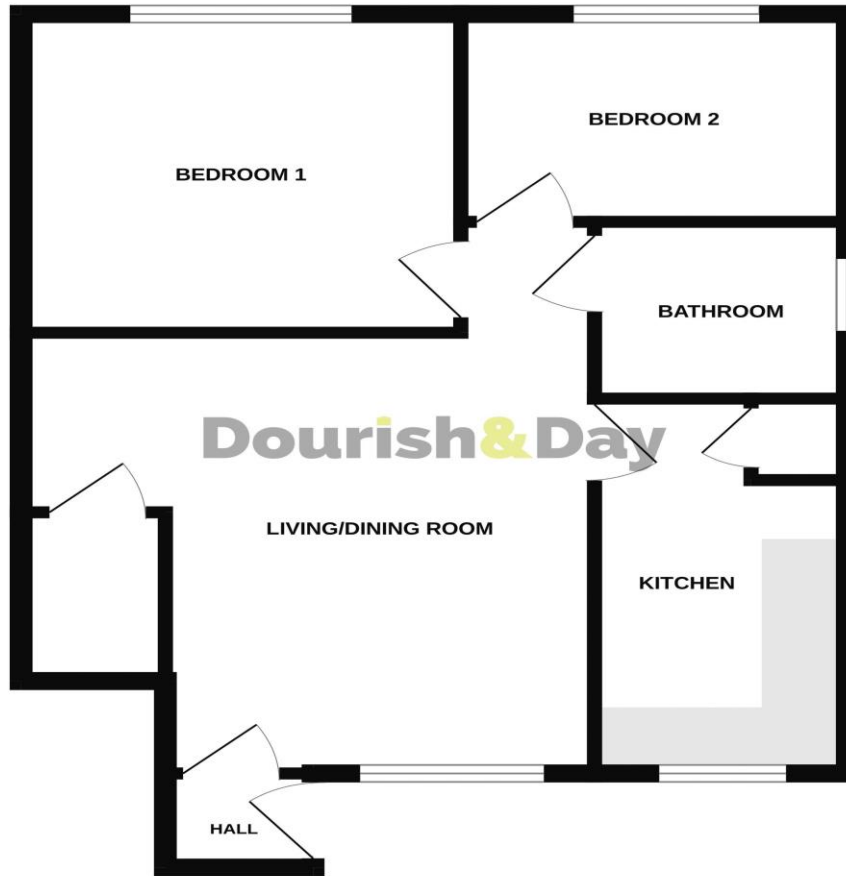
Fitted with a suite comprising of a low-level WC, a wash hand basin with chrome mixer tap & storage beneath, and a panelled bath with chrome mixer-fill taps, and electric shower over.

Externally

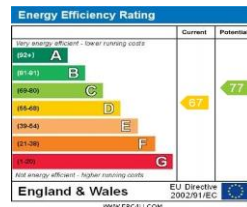
The properties are positioned within well maintained communal gardens with the added benefit of a communal parking area. There is also a community room for use & accessible to all residents.



GROUND 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.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk