



£205,000



TENURE: Leasehold



EPC RATING: D



COUNCIL TAX BAND: C

Malt Mill Lane Stafford

The Malt Mill Malt Mill Lane
Stafford Staffordshire



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Luxury town centre living, with a lift to all floors and secure underground parking...there is no other development like this in town, so this really is a unique opportunity to have a totally different style of living! This stunning apartment offers spacious room proportions and is finished to an ultra high specification and sits in the heart of the vibrant town centre of Stafford, bursting with a comprehensive range of shops and amenities, close to the train station.

The accommodation comprises a private entrance hall, two good sized bedrooms, a super stylish family bathroom and a large, bright, open plan family kitchen diner which provides a superb open plan living & entertaining space. What's more, there is a lift providing access as well as the communal stairways, whilst the apartment even boasts an allocated parking space in the secure underground car park. This really is a luxurious property and offers a low maintenance lifestyle change, so book in a closer inspection today!

- Stunning Two Bedroom Apartment
- High Specification Finish
- Beautiful Bathroom & Open Plan Living Kitchen Diner
- Town Centre Location
- Secure Underground Parking
- Lift Access To All Floors

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Secure Communal Entrance Hallway

A light and spacious communal hall is located from Salter Street, with an intercom buzzer system to each of the apartments. The hall leads to all apartments with the staircase having chrome and glass rails. A LIFT provides access to all floors and a staircase leads to the basement which leads into the secure underground parking area. The Lift also descends to the basement.

Private Entrance Reception

A door opens up from the communal hallway to an entrance hall with a staircase leading up to the landing.

Landing

A staircase leads up to the landing from the entrance hall where there is a double glazed skylight and recessed ceiling spotlights. There is also wall mounted electric heater.

Open-Plan Lounge / Kitchen & Dining Space 16' 5" x 18' 4" (5.01m x 5.58m) plus 10' 3" x 7' 8" (3.13m x 2.34m)

This apartment boasts a spectacular open plan living kitchen diner and is fitted with a range of matching base cabinets whilst a stainless steel sink is set into



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a wood effect work surface with matching splashback and mixer tap above. There is an integrated washer dryer, dishwasher, fridge and freezer whilst there is also an integrated cooker and a 4 ring electric hob is set into the work surface with stainless steel extractor hood above. There is a Karndean wood effect flooring 2 double glazed skylights and two side facing double glazed windows with far reaching views as far as St George's mansions. There are recessed ceiling spotlights and two wall mounted electric heaters whilst there are also TV and telephone points.

Bedroom One 10' 4" x 10' 0" (3.16m x 3.06m)

The master bedroom is fitted with recessed ceiling spotlights, a wall mounted electric heater, TV point and two skylights.

Bedroom Two 9' 10" x 9' 7" (3m x 2.91m)

Bedroom 2 is fitted with recessed ceiling spotlights, a wall mounted electric heater, TV point and two skylights.

Bathroom 8' 6" x 6' 9" (2.6m x 2.05m)

The bathroom is fitted with a superb contemporary white suite which includes a low low flush WC, half pedestal wash hand basin with chrome mixer tap and a p shaped panelled bath with chrome mixer tap and shower over. There is a chrome heated towel rail sitting on the fully tiled walls whilst there is a tiled floor and recessed ceiling spotlights. There is also an extractor fan, skylight and eaves storage covered.

Secure Underground Parking

Accessed from North Walls, the secure underground parking is accessed through a fob system. The drive in-turn leads to an electric roller shutter door leading to the underground car park. An internal door leads to the staircase and lift which services the apartments.



