



Offers Over £115,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: B

Stafford

Friars Terrace
Stafford Staffordshire



Attention First Time Buyers & Investors! This Modern first floor apartment is positioned within walking distance to Stafford's mainline railway station and a comprehensive range of town centre shops and amenities. Internally this deceptively spacious apartment comprises entrance hall, open plan living room & kitchen, master bedroom with en-suite shower room a further bedroom and the main bathroom. Outside the apartment also benefits from one allocated parking space and communal visitor spaces. Book your viewing today on this superb property and enjoy the convenience that an apartment like this provides.

- Spacious 1st Floor Apartment
- Open Plan Living Room & Kitchen
- Two Double Bedrooms
- En-suite Shower Room & Bathroom
- Allocated Parking Space
- Close to 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



Entrance Hallway

Accessed via a secure entrance door, and featuring a telephone door intercom system, a useful storage cupboard, wall mounted electric heater, a double glazed window to the rear elevation, and internal door(s) off, providing access to;

Open-Plan Kitchen & Living Area 21' 11" x 11' 9" (6.67m x 3.57m)

A large, bright & spacious reception room that features in the kitchen area a matching range of wall, base & drawer units with a work surface over incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and an integrated oven & hob with extractor above, with spaces available for additional appliances. The room also benefits from an electric fire set within a decorative surround, a wall mounted electric heater, a double glazed window to the rear elevation, and a double glazed door opening onto a Juliet style balcony.

Bedroom One 11' 5" x 9' 11" (3.48m x 3.01m)

A double bedroom, having a wall mounted electric heater, and a double glazed window to the side elevation.



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En-suite (Bedroom One) 4' 9" x 6' 2" (1.45m x 1.89m)

Fitted with a white suite which consists of a low-level WC, a pedestal wash basin, and a tiled shower cubicle. In addition, there is also a wall mounted electric heater.

Bedroom Two 8' 2" x 9' 4" (2.48m x 2.84m)

A second double bedroom, having a wall mounted electric heater, and a double glazed window to the rear elevation.

Bathroom 7' 4" x 6' 2" (2.24m x 1.87m)

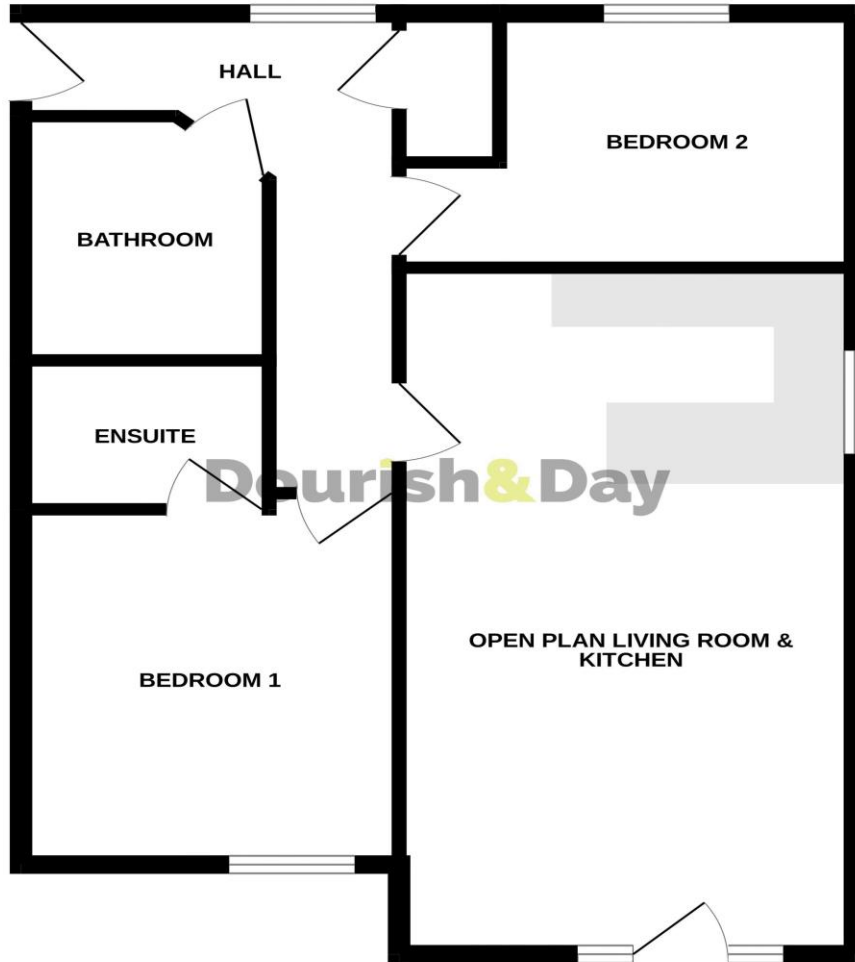
Fitted with a white suite comprising of a low-level WC, a pedestal wash basin, and a panelled bath with mixer fill taps & shower attachment. In addition, there is also a wall mounted electric heater.

Externally

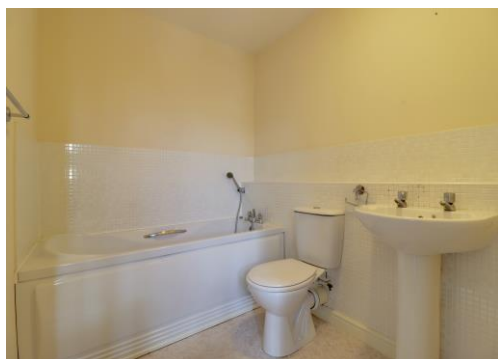
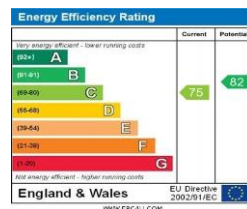
The Apartments are set within well presented & maintained communal grounds, in which is a parking area where there is one allocated parking bay for this particular apartment & additional an additional visitors' parking area.



FIRST 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.
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