



£105,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

Astonfields Stafford

Peter James Court Astonfields
Stafford Staffordshire



No, you do not need to book an appointment at Specsavers, your eyes really do not deceive you! This one-bedroom apartment is a fantastic opportunity for an investor or first-time buyer and comes with an extended lease with 967 years remaining.

Comprising of an entrance hall, open plan living/dining which leads to a balcony having a very pleasant outlook, kitchen, a double bedroom, and a shower room. The property sits in impeccably manicured communal gardens with plenty of communal parking. So, get that 20/20 vision down to Peter James Court today and prepare to be amazed! Call us today to secure your viewing appointment before it's too late.

- One Bedroom First Floor Flat
- Living/Diner & Kitchen
- Well Regarded & Convenient Location
- Parking & Communal Grounds
- Ideal For Investment Or First Time Buyers
- No Upward Chain

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

Being accessed through a glazed entrance door with telecom intercom system and stairs leading to the first floor. An entrance door leads to:

Entrance Hall

Having an airing cupboard, intercom telephone receiver, electric storage heater and laminate floor.

Living Room / Dining Area 11' 8" x 15' 11" (3.55m x 4.86m)

A good-sized living / dining room with wood effect laminate floor, space for a dining table and chairs, electric storage heater, double glazed window to the rear elevation and double glazed sliding patio door leading to:

Balcony

Providing a small seating area.



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Kitchen 7' 10" x 6' 10" (2.39m x 2.08m)

Having a range of matching units extending to base and eye level with fitted worksurfaces having an inset stainless steel single bowl sink unit with chrome mixer tap. Integrated appliances including an oven, electric hob with cooker hood over, further appliance space, tiled splashbacks, tiled effect floor and double glazed window to the side elevation.

Bedroom 12' 0" x 11' 10" (3.65m x 3.61m)

A good-sized double bedroom having an electric storage heater, wood effect laminate floor and double glazed window to the front elevation.

Shower Room 6' 6" x 5' 7" (1.99m x 1.70m)

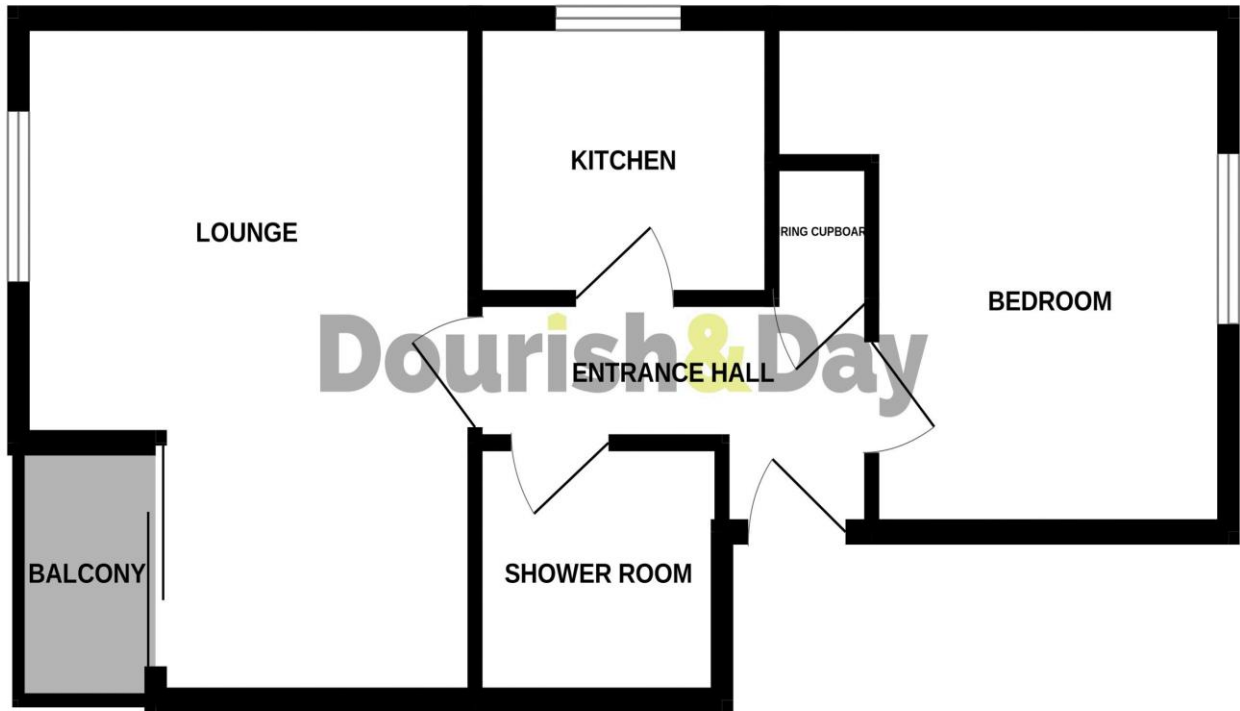
Having a white suite comprising of a shower cubicle with fitted shower and glazed screen, wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor and chrome towel radiator.

Outside

There are communal parking spaces and communal gardens surround the development.



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating cost			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		76	78
Energy efficient - Good rating cost			
England & Wales			
		EU Directive 2002/91/EC	
www.epca.co.uk			

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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