



Offers in the Region
Of £190,000

🔑 TENURE: **Leasehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Stafford

St. Georges Parkway
Stafford Staffordshire



TRULY STUNNING is the only way to describe the quality of this luxury apartment! Sitting within this imposing grade II listed building on the edge of Stafford town centre, and was lovingly converted by Shropshire homes into a luxury apartment building.

This particular apartment is located on the first floor of the building which is serviced via a lift and in brief consists of a beautiful open plan living space with high quality kitchen, two good sized bedrooms, en-suite and a family bathroom. Outside this apartment benefits from two allocated parking spaces and the use of the communal grounds. This apartment must have caught your eye by now, so to avoid missing out pick up the phone and book your viewing today.

- Luxury Apartment In a Grade II Listed Building
- Large Open-Plan Living, Dining & Kitchen Room
- Two Well Proportioned Bedrooms
- Family Bathroom & En-suite
- Great Location Within Walking Distance Of Stafford Town
- Two Allocated Parking Spaces & Communal Gardens

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 first floor and further door to;

Entrance Hallway

With panel heater, useful storage cupboard and doors leading to;

Open-Plan Living Space & Kitchen 23' 5" x 17' 4" (7.15m x 5.28m)

Having three double glazed windows to the front, two panel heaters, base and eye level units, fitted work surfaces incorporating a sink unit with tiled splashbacks, fitted oven and hob, integrated microwave, part tiled flooring, integrated fridge-freezer, washing machine and dishwasher, stainless steel splashback and hood over hob, contemporary spotlighting track, seating lounge area and dining area.



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Bedroom One 10' 9" x 9' 1" (3.27m x 2.76m)

With panel heater, double glazed window to the front, fitted wardrobes with sliding mirrored fronts, further storage cupboard and door to en-suite.

En-suite (Bedroom One) 7' 11" x 5' 7" (2.42m x 1.71m)

Having shower cubicle, enclosed WC, vanity wash hand basin with cupboards beneath, part tiled walls, tiled flooring, towel radiator and ceiling spotlights.

Bedroom Two 10' 5" x 9' 1" (3.17m x 2.78m)

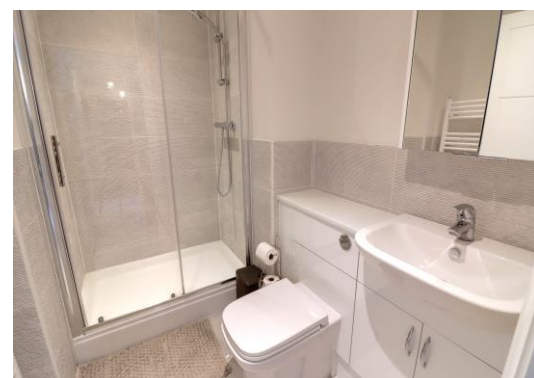
With panel heater, fitted wardrobes with sliding mirrored fronts and double glazed window to the front.

Bathroom 8' 8" x 5' 7" (2.64m x 1.71m)

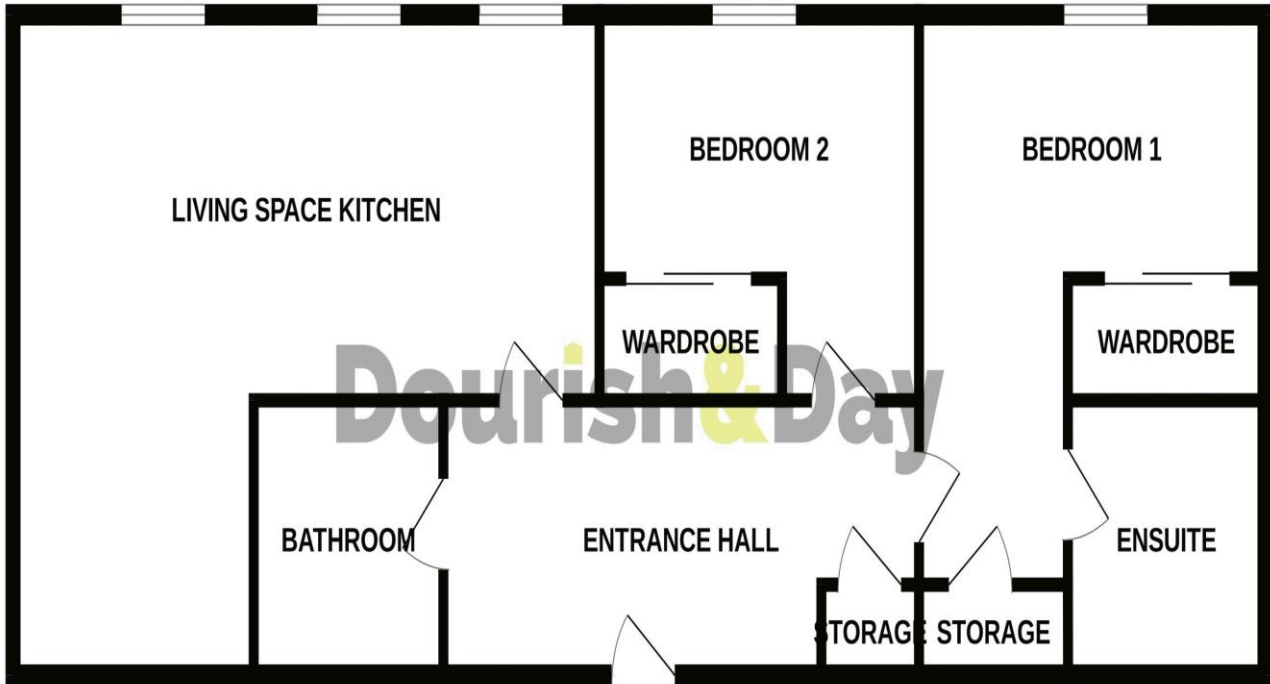
With panelled bath, enclosed WC, vanity wash hand basin with cupboards beneath, towel radiator, tiled flooring, part tiled walls and ceiling spotlights.

Communal Areas

Extremely well maintained communal grounds with allocated parking areas.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		B5
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales <small>EU Directive 2002/91/EC</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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