



£147,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway
Stafford Staffordshire



JUST WHAT YOU'VE BEEN WAITING FOR! If you're a fan of a period building full of modern luxuries then the new St Georges Mansions development could be the property for you. Located just a stone's throw from Stafford Town Centre and the train station this apartment also has the benefit of allocated parking. This apartment is larger than your average one-bedroom apartment with a huge open plan living, dining and luxury fitted kitchen with integrated appliances and beautiful contemporary fitted bathroom and a double bedroom with a fitted double wardrobe. The apartment is situated on the second floor of the development and can be accessed via a lift or stairs meaning it would be accessible for many buyer's needs. Apartments this nice don't stay on the market long so if you're keen on viewing call us today!

- Luxurious One Bedroom Apartment
- Second Floor with Lift Access
- Open-Plan Living/Dining/Kitchen
- Town Centre Location, Close to All Amenities
- Walking Distance to Stafford Mainline Railway Station
- Great for Commuters & First Time Buyers

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

A welcoming hallway featuring wood effect flooring, a wall mounted electric heater, telephone door intercom system and doors leading through to the open plan living room the bedroom and the bathroom.

Open Plan Living/Dining/Kitchen 17' 1" max x 22' 8" max (5.21m max x 6.92m max)

A large bright L-shaped main reception room featuring a stunning contemporary kitchen which consists of a matching range of wall, base and drawer units with fitted worktops which incorporates a sink drainer unit with mixer tap and integrated appliances which include an oven, hob with hood over, dishwasher and a washing machine. The room also features three double glazed sash style windows and two wall mounted electric heaters.

Double Bedroom 14' 10" x 9' 7" (4.52m x 2.92m)

A large double bedroom with two double glazed sash style windows a wall mounted electric heater a fitted double wardrobe and a built in cupboard which houses the hot water tank.

Bathroom 8' 6" x 5' 8" (2.60m x 1.73m)



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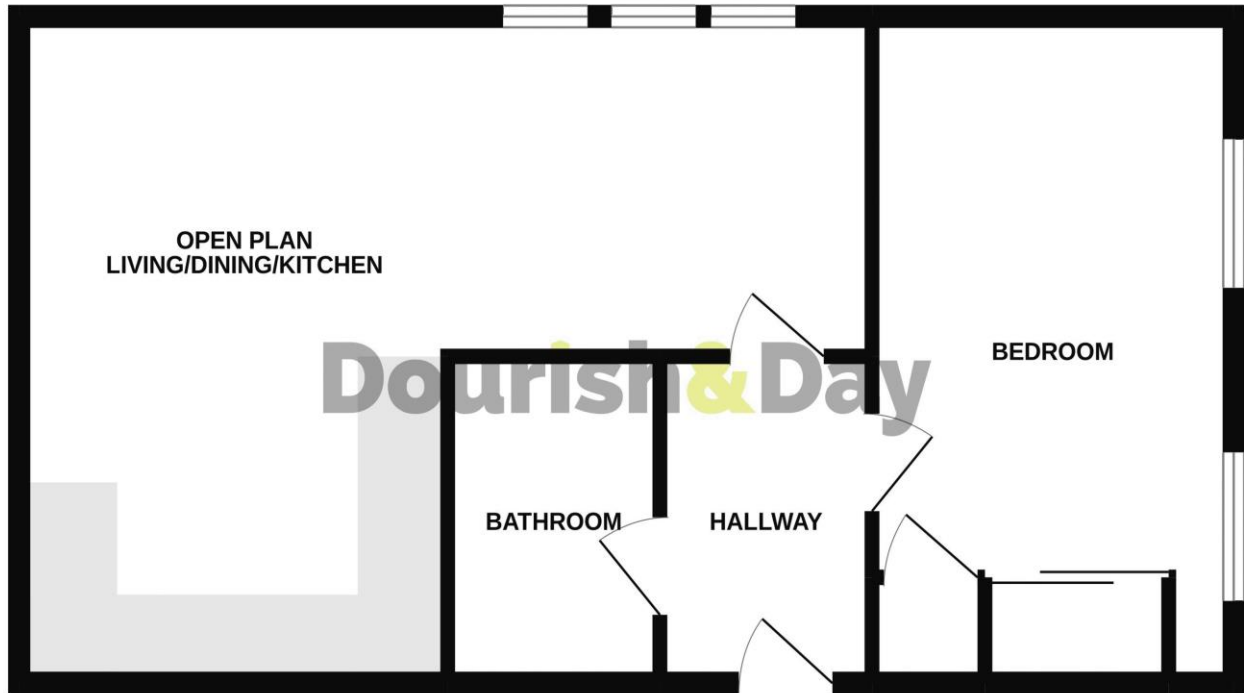
A beautifully fitted bathroom which consists of a contemporary suite that includes a WC, pedestal wash hand basin with mixer tap and a panelled bath with shower over and a mixer fill tap. The room also benefits from having a tile effect floor, recessed ceiling spotlights, electric shaver point and a electric heated chrome towel radiator.

Outside

St Georges mansions is situated in beautifully kept communal gardens on the edge of Stafford town centre and also has large parking areas with allocated parking and visitor spaces.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - overall rating 65-82	A		
60-64	B		
55-59	C		
50-54	D		B
45-49	E		
40-44	F		
35-39	G		
Below 35			

Best energy efficiency - higher overall rating
 England & Wales EU Directive 2002/91/EC
 www.epcrea.com

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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