



£125,000

🔑 TENURE: Leasehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: B

Stafford

Madeley House Ranshaw Drive
Stafford Staffordshire



Calling all first-time buyers and property investors. If you're in the market for your first home or looking to expand or start your property portfolio then this two bedroom apartment may be ideal for you!

Internally comprising of an entrance hall, open plan living/dining room with a Juliet balcony, kitchen, two bedrooms and a bathroom. Externally there is one allocated parking space only a short commute to Queens retail park which has an array of shops. The property also benefits from a small drive to Stafford's town centre which has fantastic amenities and a mainline train station. The property also has NO UPWARD CHAIN So, don't delay call us today to arrange your viewing appointment.

- Two Bedroom First Floor Apartment
- Two Bedrooms & Bathroom
- Good Size Living/Dining Room & Kitchen
- Allocated Parking Space & Nearby Park
- Close To Stafford Town Centre & Mainline Train Station
- 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 an entrance door with intercom system and stairs leading to the first floor. Having a private entrance door leading to:

Entrance Hall

With a storage cupboard and intercom system.

Living / Dining Room 10' 4" x 22' 10" (3.16m x 6.97m)

A spacious living / dining room with two radiator and double glazed window to the side elevation and double glazed double doors with a Juliet style balcony to the front elevation.

Kitchen 7' 4" x 8' 11" (2.24m x 2.71m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker hood over. Space for further appliances, wall mounted gas boiler and double glazed window to the side elevation.



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Bedroom One 11' 1" x 8' 11" (3.37m x 2.71m)

A double bedroom having a radiator and double glazed windows to the front and side elevations.

Bedroom Two 7' 8" x 8' 8" (2.33m x 2.64m)

Having a radiator and double glazed window to the side elevation.

Bathroom 5' 6" x 9' 1" (1.68m x 2.77m)

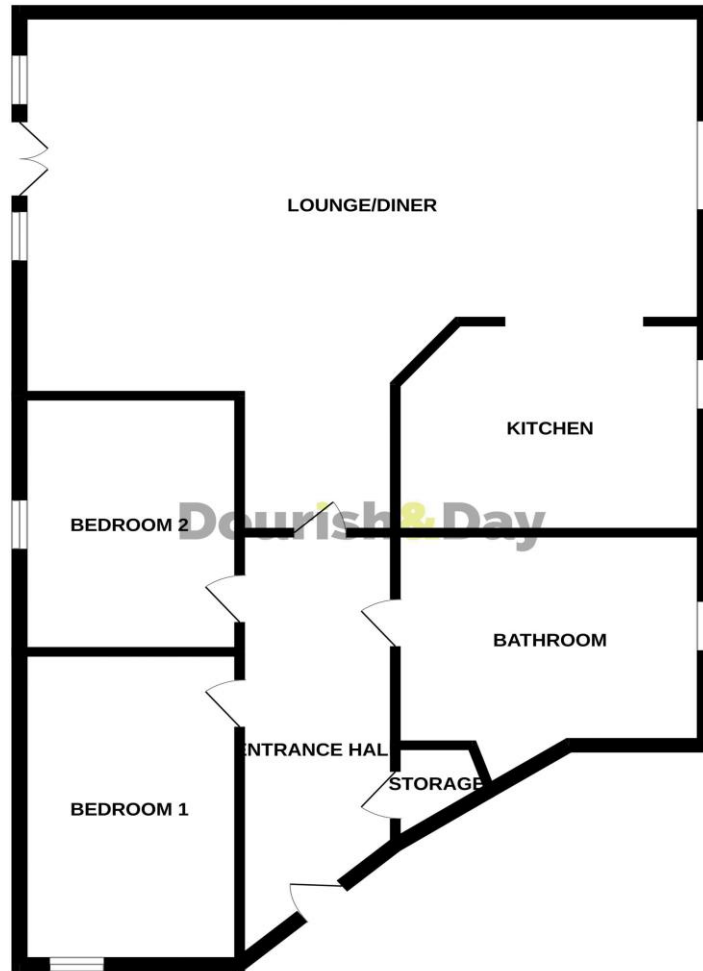
Having a white suite comprising of a panelled bath with mains shower over with chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, vinyl floor, radiator and double glazed window to the side elevation.

Outside

There is an allocated car parking space for one vehicle.



FIRST FLOOR



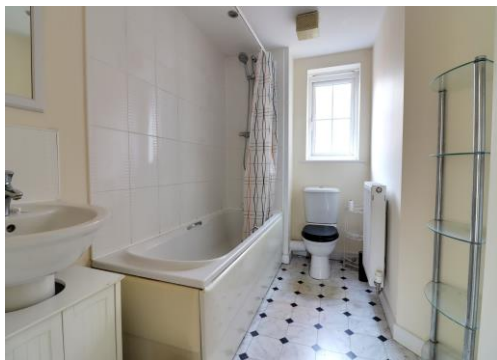
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales

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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