



£195,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Kingsway Stafford

Deans Park Court Kingsway
Stafford Staffordshire



This exceptional modern retirement community in Stafford stands out from the rest, featuring a Bistro-style restaurant on-site and a dedicated 24-hour care team. Constructed by McCarthy & Stone specifically for individuals over 70, this development is situated on the town's outskirts, offering excellent proximity to town centre amenities and the train station, all within beautifully maintained communal gardens. Additionally, residents enjoy access to a homeowner's lounge, and a laundry room. This second-floor apartment comprises a hallway with a spacious storeroom/utility area, a generous lounge/diner with French doors leading to a private balcony, a contemporary kitchen equipped with appliances, a sizable bedroom with a walk-in wardrobe, and a modern fitted wet room. Don't hesitate to contact us today to embark on your journey to this remarkable development.

- Superb Over 70's One-Bed Retirement Apartment
- Spacious Lounge/Dining Room With Private Balcony
- Modern & Contemporary Fitted Kitchen With Appliances
- Large Wet Room & Walk In Wardrobe
- Bistro Style Restaurant & Other Facilities
- Walking Distance To Stafford Town

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 Hall

Being accessed through a secure entrance door from the communal landing and having recessed downlights, large storage/utility cupboard and intercom door system.

Lounge / Dining Room 19' 11" x 10' 7" (6.06m x 3.23m)

A bright and spacious reception room having an electric wall heater and double glazed double doors opening onto a private balcony area.

Private Balcony

A superb private balcony with glass balustrade, wall light and views towards to the front of the development.



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Kitchen 8' 6" x 8' 1" (2.60m x 2.46m)

A stunning, contemporary kitchen having a range of matching units extending to base and eye level with fitted work surfaces with work surface downlighting, and an inset sink drainer with mixer. An array of integrated appliances include an oven, hob with cooker hood over and fridge/freezer. Tiled floor and double glazed electric opening window to the front elevation.



Bedroom 13' 6" x 10' 4" (4.12m x 3.15m)

A large double bedroom having an electric wall heater and double glazed window to the front elevation.



Walk-in Wardrobe 3' 6" x 6' 2" (1.07m x 1.87m)

A useful walk-in wardrobe having hanging rails and shelving.

Wet Room 7' 0" x 7' 2" (2.14m x 2.19m)

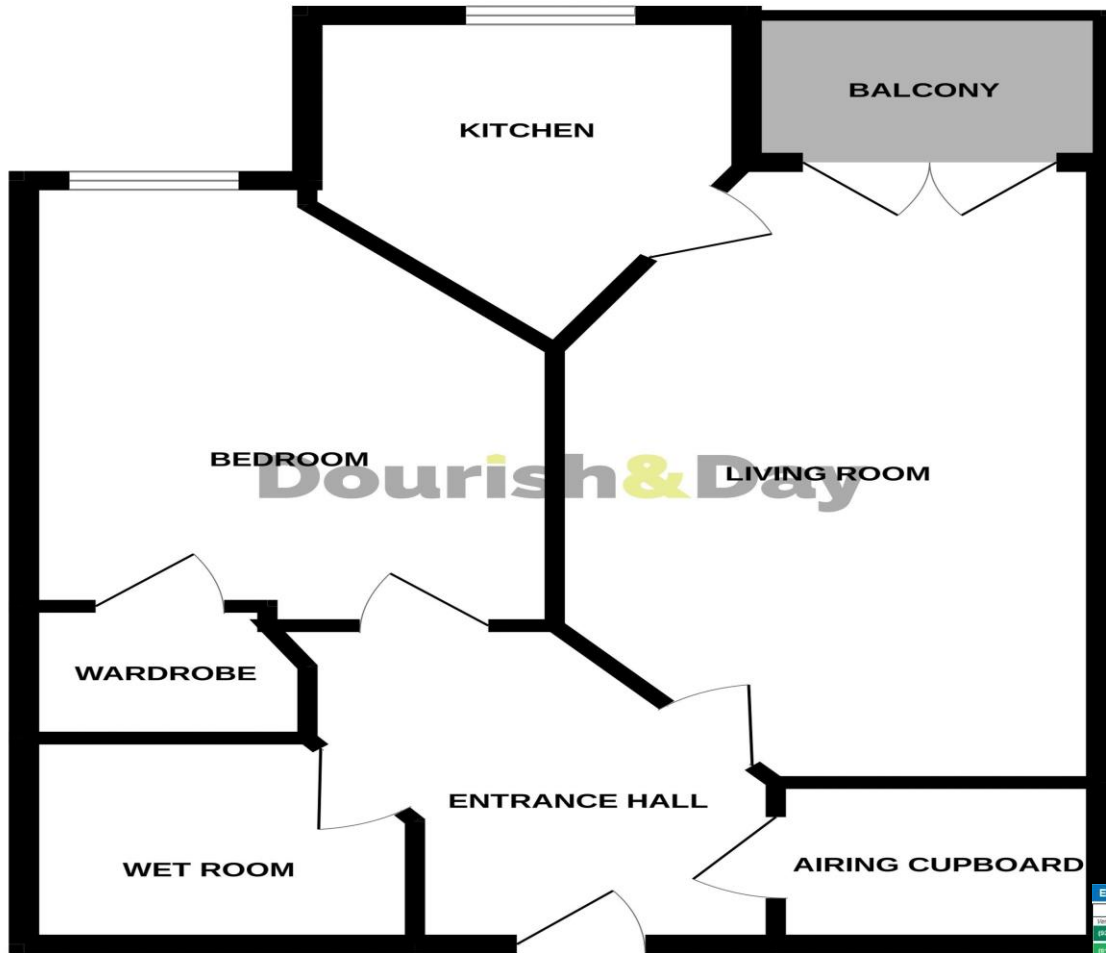
Having a contemporary suite including a tiled shower area with mains mixer shower, vanity style wash hand basin with mixer tap and WC. There is an electric towel radiator.

Outside

The property is situated within a private gated community with well manicured communal gardens and seating areas. There are also visitors car parking spaces.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	81
EU Directive 2002/91/EC			
www.ec.europa.eu			



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