



£175,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway  
Stafford Staffordshire



***This luxury apartment is located 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 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. The bedrooms include fitted wardrobes to bedroom one, with bedroom two having bespoke wardrobes, dressing unit, double bed and study desk. 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



## Entrance Hallway

Accessed via a secure entrance door having a telephone intercom access system. There is also a wall mounted electric heater, a built-in airing cupboard, and internal door(s) off, providing access to;

## Open-Plan Kitchen, Dining & Living Room:

### Dining & Living Area 14' 10" x 11' 6" (4.53m x 3.50m)

Having a double glazed sash style window to the front elevation, and two wall mounted electric heaters.

### Kitchen Area 10' 1" x 9' 9" (3.08m x 2.97m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and integrated/fitted appliances which include; double oven/grill, hob with extractor hood above, washing machine, refrigerator & freezer. The kitchen also benefits from having ceramic tiled flooring, and a double glazed sash style window to the front elevation.



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## **Bedroom One** 9' 5" x 9' 6" (2.86m x 2.90m)

A double bedroom with a built-in double wardrobe with sliding mirrored doors, and a double glazed sash style window to the front elevation. A further internal door leads through into the En-suite shower room.

## **En-suite (Bedroom One)** 5' 0" x 5' 11" (1.52m x 1.81m)

Fitted with a modern suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a tiled shower cubicle housing a mains-fed shower. The room also benefits from having ceramic tiled flooring, recessed ceiling downlights, and an electric wall heater.

## **Bedroom Two** 13' 6" x 8' 8" (4.11m x 2.63m) (maximum measurements)

A second double bedroom fitted with a range of bespoke bedroom furniture which includes; wardrobes, bedside cabinets, over-bed cupboards, a dressing table & ottoman bed base. The room also has a wall mounted electric heater, and a double glazed sash style window to the front elevation.

## **Bathroom** 6' 2" x 6' 10" (1.88m x 2.08m)

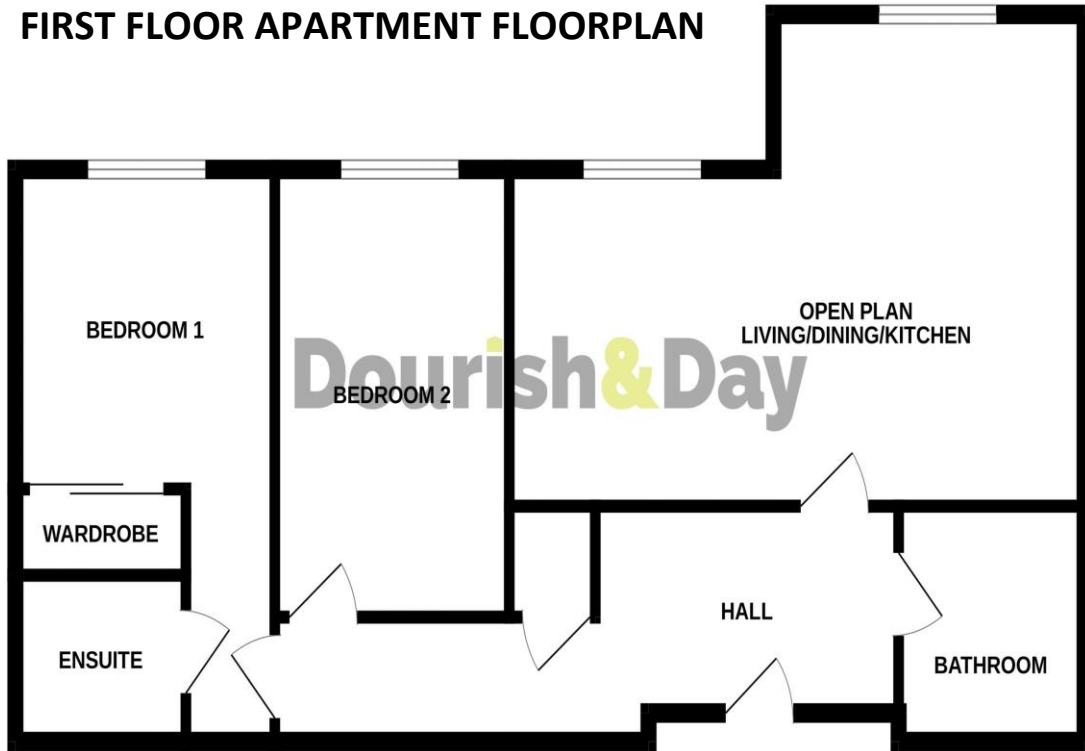
Fitted with a modern contemporary styled suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with mixer tap & mains-fed shower over. The room also benefits from having an electrical shaver point, recessed ceiling downlights, ceramic tiled flooring, and a heated towel radiator.

## **Externally**

St. Georges Mansions are set within well presented & maintained communal grounds, and having a large parking area for residents, and this particular property benefits from having two allocated parking spaces.



## FIRST FLOOR APARTMENT FLOORPLAN



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
Energy efficiency - lower rating is better			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher number is better		52	62
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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