



£150,000

🔑 TENURE: Leasehold    📊 EPC RATING: B    💷 COUNCIL TAX BAND: B

## St. Georges Parkway Stafford

Parkway House St. Georges Parkway  
Stafford Staffordshire



***Brace yourselves for something quite stunning... from the moment that you enter this delightful first floor apartment, you are likely to be bowled over by the stunning presentation! However, it's not just the inside that has the 'wow factor', but the location too!***

It's situated at the heart of the Town Centre, just off the Queensway and is therefore within walking distance of shops, restaurants, pubs and train station etc. If you do need to venture further afield, this apartment has a parking space and a single garage right outside the door. This property really is impressive as the accommodation consists of an entrance hallway, two double bedrooms with an ensuite shower room to the main bedroom, modern family bathroom and a large open plan kitchen/dining/living room. You really wouldn't want to miss out on this incredible apartment so call us today to reserve you viewing appointment!

- Beautiful First Floor Apartment
- Large Open-Plan Kitchen/Dining/Living Room
- Two Well Proportioned Bedrooms
- Family Bathroom & En-Suite Shower Room
- Private Off Road Allocated Parking Space
- Superb Access to Town Centre & Mainline Train Station

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 an entrance door and having an airing cupboard and a separate storage cupboard. Radiator and intercom telephone system.

## Open Plan Living Room / Kitchen 13' 7" x 21' 7" (4.15m x 6.57m)

A spacious open plan living room kitchen with the living room area having a radiator, two double glazed windows to the front and side elevation and double glazed French doors with Juliet style balcony.

The kitchen area includes a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob and cooker hood over, washing machine and fridge/freezer. Tiled floor and recessed downlights.

## Bedroom One 9' 2" x 11' 11" (2.79m x 3.64m)

A double bedroom having a built-in wardrobe with hanging rail, radiator and double glazed window to the side elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Ensuite Shower Room** 5' 1" x 7' 5" (1.54m x 2.26m)

Having a white suite comprising of a shower cubicle with mains shower and glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, chrome towel radiator and tiled floor.

## **Bedroom Two** 8' 0" x 13' 7" (2.44m x 4.13m)

A further double bedroom having a radiator and double glazed French doors with Juliet style balcony.

## **Bathroom** 6' 9" x 5' 7" (2.06m x 1.71m)

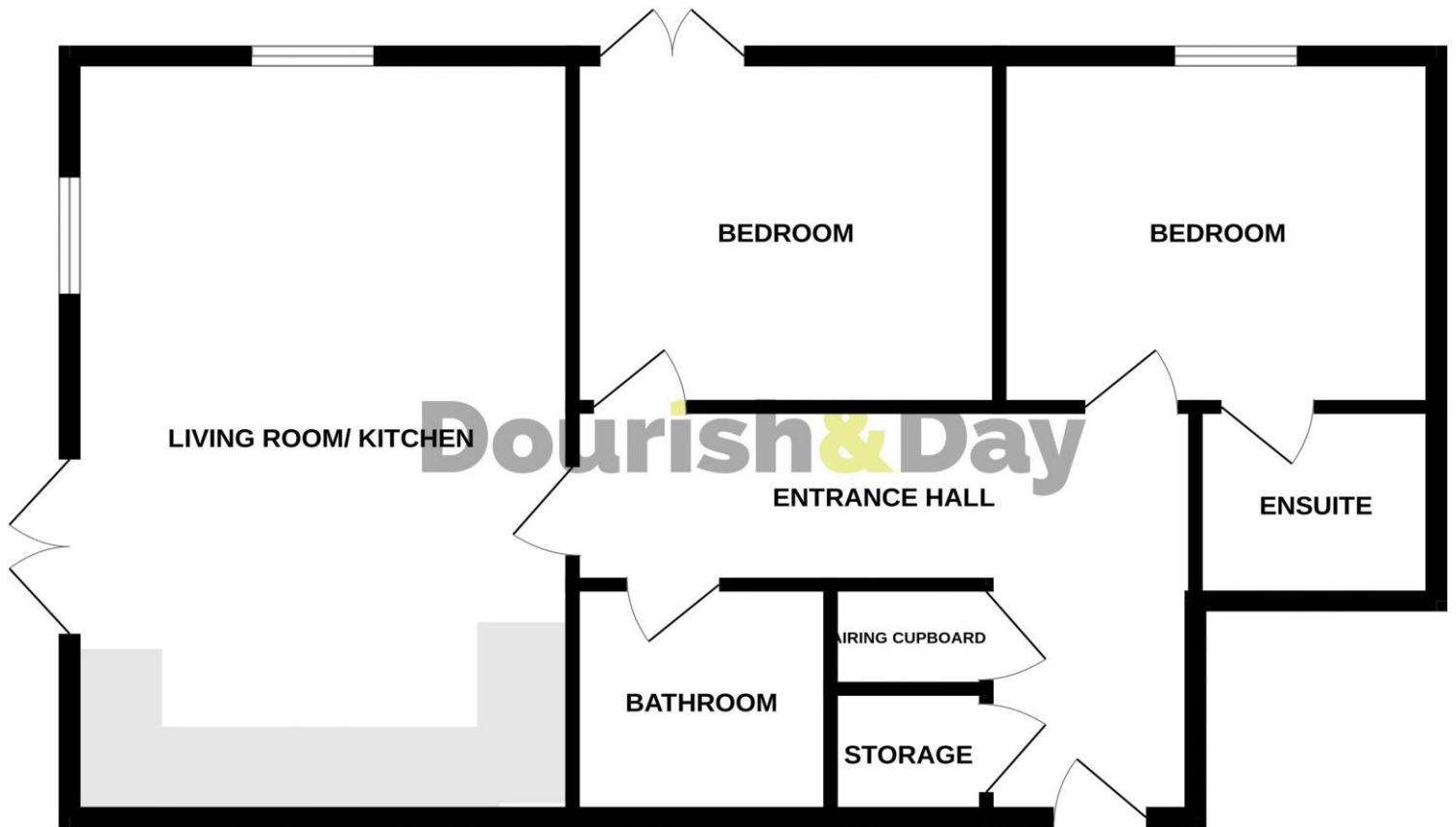
Having a white suite comprising of a panelled bath with chrome mixer taps, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor and towel radiator.

## **Outside**

The apartments are located within communal gardens with communal bin storage area. The apartment also benefits from having an allocated parking space.

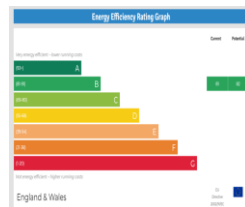


## FIRST FLOOR



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.

Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk