



£140,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: C

## Stafford

Drakeford Court Wolverhampton Road  
Stafford Staffordshire



***This retirement apartment has wonderful ample room proportions, and a bright aspect. Conveniently located near Stafford Town, it provides easy access to nearby shops and amenities.***

Drakeford Court boasts additional features such as an on-site doctor's surgery, laundry facilities, a guest suite for visitors, and a spacious communal lounge. The building is equipped with a lift to all floors and secured by a camera entry system, intruder alarm, and 24-hour emergency intercom. Internally, the apartment includes an entrance hall, a generously sized living/dining room with access to a fitted kitchen through double doors, two spacious double bedrooms, and a modern fitted shower room. Externally, the property enjoys well-maintained grounds.

- Two Double Bedroom Retirement Apartment
- Good Sized Living/Dining Room With Kitchen Off
- Close To Stafford Town Centre
- Visitors Overnight Guest Suite
- Doctors Surgery Next Door
- Laundry & Communal Lounge

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

Located on the second floor of the building, accessed through a secure entrance door, and featuring three useful storage cupboards, and a wall mounted electric heater.

## Living Room & Dining Area 26' 11" x 10' 7" (8.21m x 3.23m)

A large bright reception room that features an electric fire set within a decorative surround with a marble effect hearth, a wall mounted electric heater, a double glazed window to the side elevation, and double glazed double opening doors, opening onto a Juliet style balcony.

## Kitchen 7' 3" x 7' 7" (2.20m x 2.31m)

Fitted with a range of wall, base & drawer units with work surfaces which incorporates a stainless steel sink/drain unit, with an integrated oven & hob, with space(s) for additional appliance(s), and having a double glazed window to the rear elevation.



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**Bedroom One** 19' 5" x 9' 3" (5.91m x 2.82m) measured into wardrobe space

This large double bedroom features a built-in wardrobe with mirrored doors, a wall mounted electric heater, and a double glazed window to the rear elevation.

**Bedroom Two** 17' 5" x 9' 2" (5.32m x 2.80m) maximum measurements

A second large double bedroom, having a built-in wardrobe with mirrored doors, a wall mounted electric heater, and a double glazed window to the rear elevation.

**Shower Room** 6' 9" x 5' 7" (2.07m x 1.69m)

Fitted with a contemporary suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a screened shower area housing a mains-fed mixer shower.

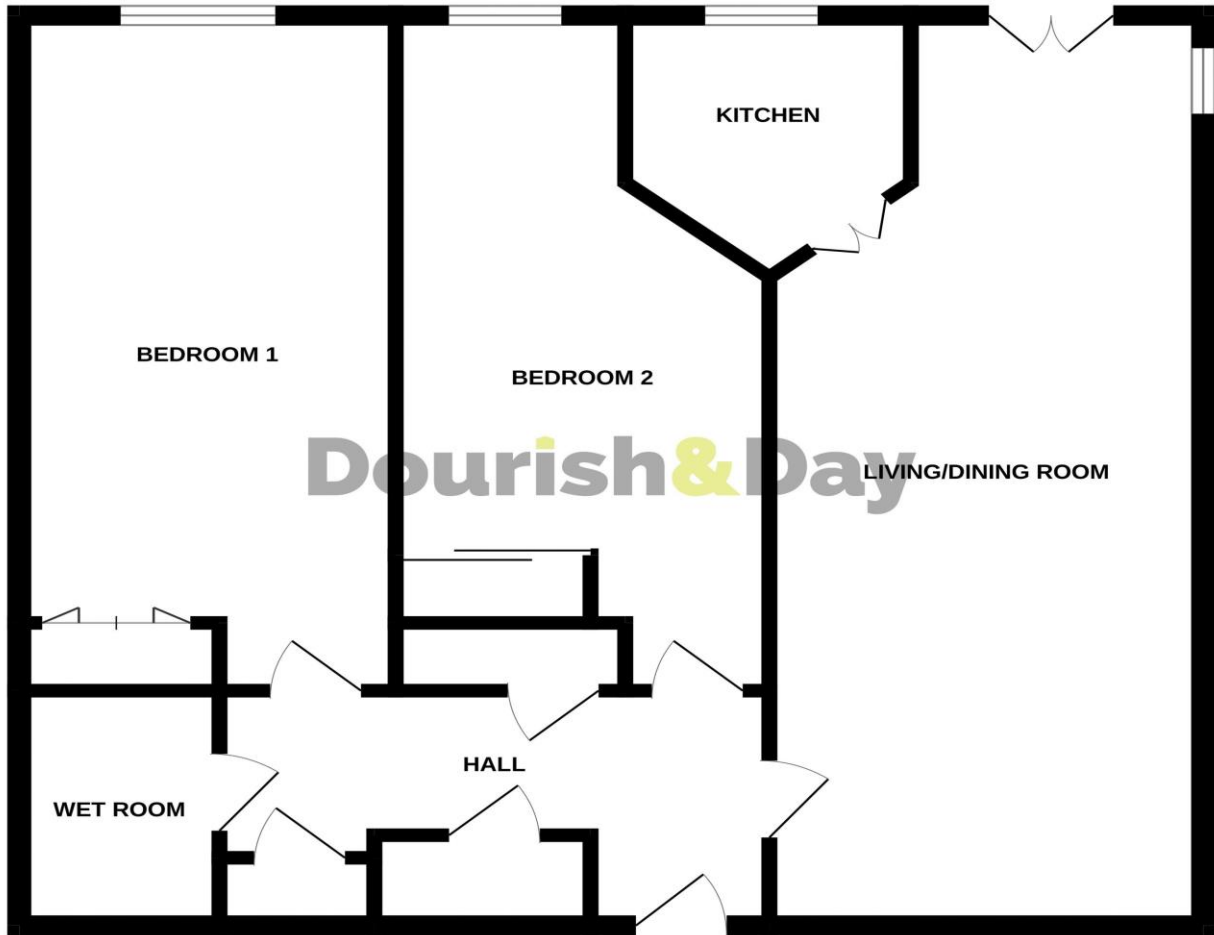
**Externally**

Drakeford Court is situated in the centre of Stafford Town, and has a residents parking area, as well as access to an array of local facilities including a Surgery next door.





## SECOND 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	A	87	87
Energy efficient	B		
Decent	C		
Needs work	D		
Needs work	E		
Needs work	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EU Standard  
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