



flint & co

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Flat 6, Pillaton House Clay Street, Penkridge, Stafford, ST19 5ND
£160,000

A two bedroom first floor apartment ideally located in the heart of the popular market town of Penkridge close to shops, amenities, public transport routes, motorway links such as M54, M6 and M6 Toll, and good school catchment.

In brief the accommodation comprises of: Entrance hallway, Lounge/diner, fitted kitchen, master bedroom with ensuite, one further bedroom, bathroom and off road parking.

*******IDEAL FIRST TIME BUY*****SOUGHT AFTER VILLAGE LOCATION*****VIEWING RECOMMENDED TO APPRECIATE SIZE AND LOCATION*****NO UPWARD CHAIN*******



Entrance hallway

Having two ceiling light points, smoke alarm radiator and doors to:

Lounge

19'4" x 10'10" (5.89m" x 3.30m")

Having a ceiling light point, two radiators feature fire surround with an electric fire and two double glazed windows.

Kitchen

9'1" x 7' (2.77m" x 2.13m)

Having ceiling spot lights, a range of wall mounted and base units with work tops over, built in gas hob and electric oven, integrated fridge/freezer, plumbing for a washing machine, radiator, partial wall tiling, power points and a double glazed window.

Master bedroom

11' x 7'11" (3.35m x 2.41m")

Having a ceiling light point, radiator, laminate wood effect flooring, power points and a double glazed window.

Ensuite

A suite comprises of: Low level WC, pedestal wash hand basin, shower enclosed in a cubicle, partial wall tiling, extractor fan and ceiling light point.

Bedroom two

10'11" x 7'11" (3.33m" x 2.41m")

Having a ceiling light point, radiator, laminate wood effect flooring, power points and a double glazed window.

Outside

Having allocated parking.



Council tax band: B Tenure: Leasehold

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
	76	76	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

