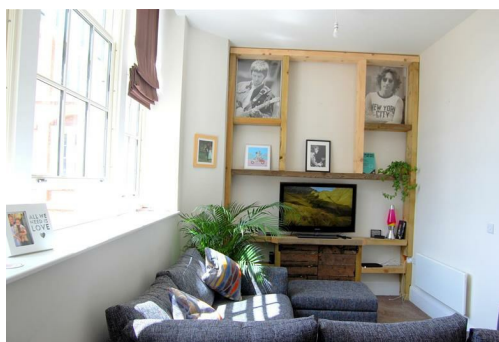




## St Georges Mansions, Stafford, ST16 3YZ

### Offers In The Region Of £124,950

\*\*\*\* IDEAL FIRST TIME PURCHASE \*\*\*\* Modern, light and airy one bedroom first floor apartment in the exclusive development of St Georges Mansions close to Stafford town centre with a wide range of facilities. Having landscaped grounds and allocated parking, viewing of this apartment is strongly recommended to avoid disappointment. The accommodation comprises: Communal Entrance Hallway / Entrance Hall / Modern Through Kitchen~Living Area / Bedroom / Bathroom / UPVC Double Glazing / Modern Electric Heating / Allocated Parking / Landscaped Gardens /





**The accommodation comprises:**

### COMMUNAL ENTRANCE HALL

Having intercom system and stairs leading to the first floor.

### ENTRANCE HALLWAY

Having wall mounted electric heater and built in storage cupboard housing the copper hot water cylinder.

### THROUGH LOUNGE - KITCHEN AREA

19'10 x 12'11 max (9' min) (6.05m x 3.94m max (2.74m min))

Having a range of modern wall, base, drawer and display units, integrated electric oven with electric hob, stainless steel splashback and extractor canopy over, integrated washer/dryer, space for fridge freezer, 1 1/2 bowl stainless steel sink unit with mixer tap and three UPVC double glazed sash windows. In the living room area there is a wall mounted electric heater along with attractive reclaimed timber display shelving.

### BEDROOM

12'10 x 8'1 (3.91m x 2.46m)

Having UPVC double glazed sash window, built in wardrobe and wall mounted electric heater.

### BATHROOM

8' x 5'1 (2.44m x 1.55m)

Having panel bath with mixer tap, mains shower and glazed screen, pedestal wash hand basin, low flush WC., wooden effect flooring, electric wall heater, shaver point and extractor fan.

### OUTSIDE

There are attractively landscaped communal grounds along with one allocated parking space and separate visitor parking.

### SERVICES

All mains services with the exception of gas are connected to the property.

### TENURE

We are advised that the property is Leasehold with monthly charges at £75. However, this should be confirmed with your solicitor.

### VIEWING

Strictly via the selling agents - NICOLSONS - 01785 214214.

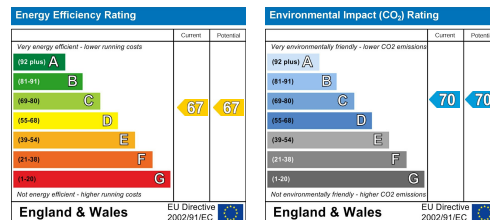
### VACANT POSSESSION ON COMPLETION.

## ENERGY PERFORMANCE CERTIFICATE RATING

Band D

### NOTE

The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we cannot verify that they are in working order. The buyer is advised to obtain verification through their solicitor or surveyor. Floor plans are for illustrative purposes only and not to scale. All measurements are approximate



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