



**Connells**

Astons Browning Street  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are delighted to bring to the market this stunning one bedroom apartment situated in the town of Stafford. The property comprises of an open plan Kitchen-Living Space, a generous double Bedroom and a substantial modern fitted Bathroom and private courtyard terrace garden. The apartment has been restored with areas of exposed beams and brickwork showing the character of the building. Ideally situated for commuting links via M6, the apartment is close to the town centre of the market town of Stafford and close to local shops, restaurants, Stafford train station and amenities, all being walking distance from this property.

### Entrance Hallway

composite double glazed door to front and built in storage cupboard

### Loune Kitchen Open Plan

18' 10" x 13' 1" ( 5.74m x 3.99m )

UPVC double glazed window to front, uPVC double glazed French doors to rear, two radiators, wall and base units with work surfaces over sink with drainer, integrated hob and oven space for appliances.

### Master Bedroom

11' 8" x 8' 2" ( 3.56m x 2.49m )

UPVC double glazed window to the rear and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STD107073](http://connells.co.uk/Property/STD107073)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STD107073 - 0003