



Connells

The Malt Mill Malt Mill Lane
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to bring to the market this stunning two bedroom executive apartment located on the first floor. Situated in the town centre of the thriving town of Stafford, the apartment is within walking distance of a wide range of shops, restaurants and entertainment facilities. It is also ideal for commuting and travel, having close access to the M6 motorway network and being within walking distance of Stafford train station with direct lines to Manchester, Birmingham and London Euston.

The property is immaculately presented throughout and briefly comprises of an entrance hallway, open plan kitchen/living area, bathroom and two bedrooms.

The property is accessed via staircase and lift and offers an allocated parking space.

Internally

Entrance Hallway

Having door access, airing cupboard housing immersion tank, intercom system, radiator, spotlights and Karndean flooring.

Kitchen/ Living Area

26' 1" x 11' 7" (7.95m x 3.53m)

Having double glazed window to front, this modern fitted kitchen offers a range of base units incorporating work surfaces over, electric oven with induction hob, cooker hood, sink and drainer, integrated fridge, freezer, integrated washer/dryer, integrated slimline dishwasher, breakfast bar, sky/virgin/fibre points, electric radiator and Karndean flooring.

Bedroom One

13' 9" x 9' 3" (4.19m x 2.82m)

Having double glazed window to front, fitted wardrobes, TV point, electric radiator and carpet flooring.

Bedroom Two

17' 5" x 7' 1" (5.31m x 2.16m)

Having double glazed window to front, fitted wardrobes, TV point, spotlights, electric radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin, bath with overhead mains shower, extractor fan, LED wall light mirror, chrome towel radiator, spotlights, fully tiled walls and tiled flooring.

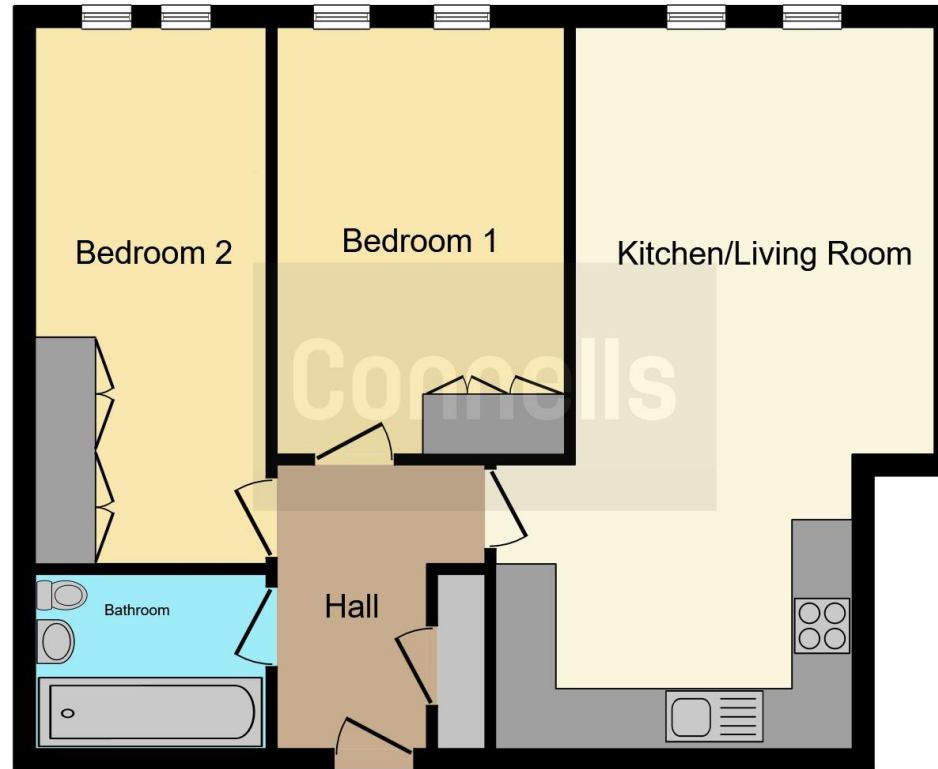
Externally

The property is accessed using key fobs and provides staircase and lift access. There is secure parking with allocated space in the basement.









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

To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1663.00

Ground Rent:
 9.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STD107372

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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