

Garthlands Court

The Garthlands, Stafford, ST17 9ZP

John 
German



Garthlands Court

The Garthlands, Stafford, ST17 9ZP

£125,000

A well-presented second floor two bedroom apartment ideal for first time buyers and investors offered to the market with no upward chain.

This attractive two bedroom apartment is located on the second floor of Garthlands Court and is positioned within the Moss Pit area of the county town of Stafford. Stafford town Centre is a home to a range of supermarkets, high street shops, bars and restaurants, in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

This block of apartments is entranced via a secure security communal entrance door and then stairs lead to the second floor landing area, where the internal apartment door opens into the spacious hallway which benefits from a generous sized storage cupboard. Wall mounted electric heater, telephone intercom and doors off into the family bathroom, living room and two bedrooms. The generously sized lounge/diner has UPVC double glazed French style doors which open out onto a Juliette style balcony, there is wooden effect laminate flooring, two ceiling light points, electric wall heater and a door into the kitchen having a UPVC double glazed window, a generous selection of matching wall and base units with contrasting worksurfaces over, a inset oven and hob, stainless steel sink with drainer and space & plumbing for a washing machine and freestanding fridge/freezer. The master bedroom has carpeted flooring, ceiling light point, UPVC double glazed window. Wall mounted electric heater and its own en-suite shower room. Bedroom two is a further double bedroom ideal as a home office or study for those looking to work from home. The family bathroom has a traditional white suite comprising of bath, low level WC and a wash hand basin.

Outside this apartment has well-kept communal garden areas laid with lawn, mature trees and stocked borders. There is a good size car park to the rear with one allocated parking space.

SERVICES Mains drainage, water and electric are connected. Telephone subject to normal terms and conditions. The electrical appliances mentioned have not been tested by us and purchasers are therefore advised to undertake their own tests should they consider this necessary.

Tenure: Leasehold with 83 years remaining (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Ground rent: £180. **Service charge:** £1,600 per annum.

Property construction: Standard **Parking:** Allocated space **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

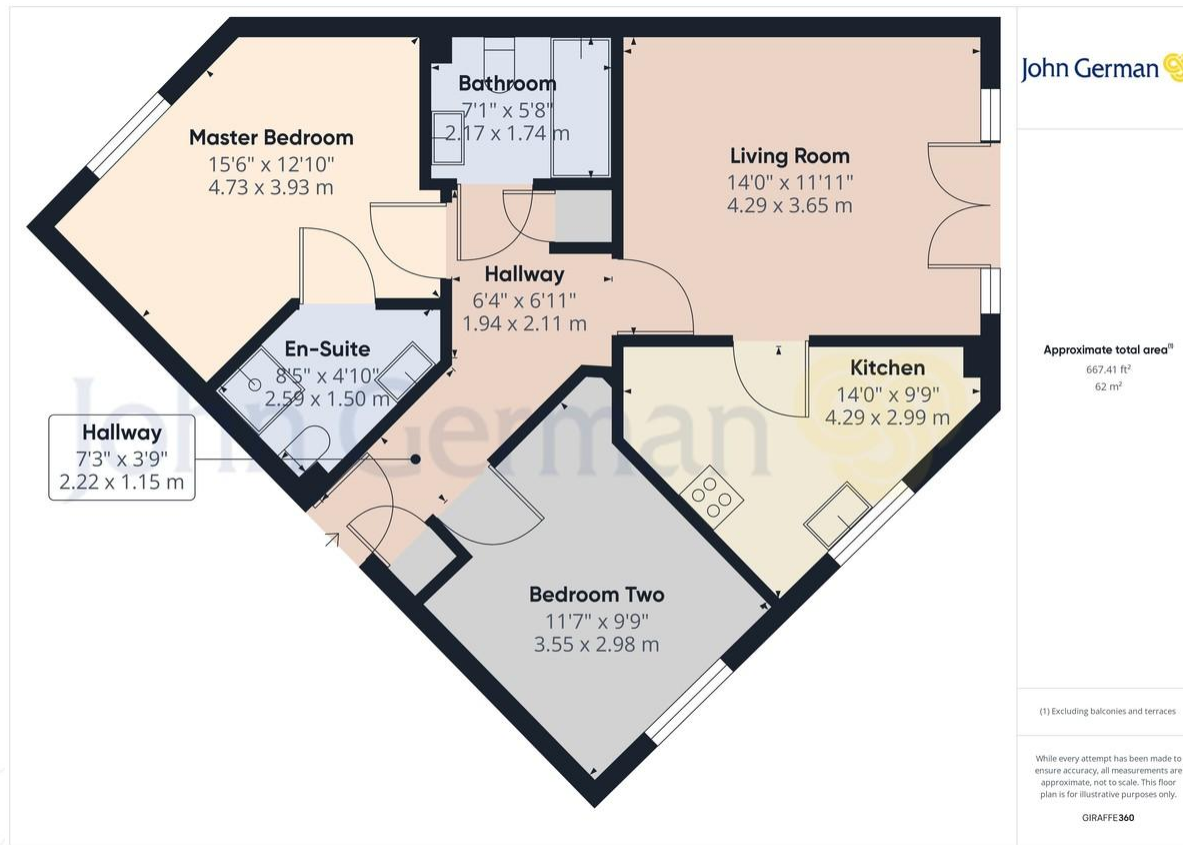
Local Authority/Tax Band: Staffordshire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07052024







Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

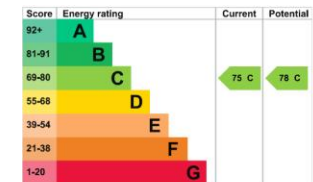
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

