

Garthlands Court

The Garthlands, Stafford, ST17 9ZP

John
German



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£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. 155 year lease from 1st January 2007. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Ground rent: £180 per annum (£90 paid twice yearly). **Service charge:** £2122.11 per annum (for 2025).

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/>

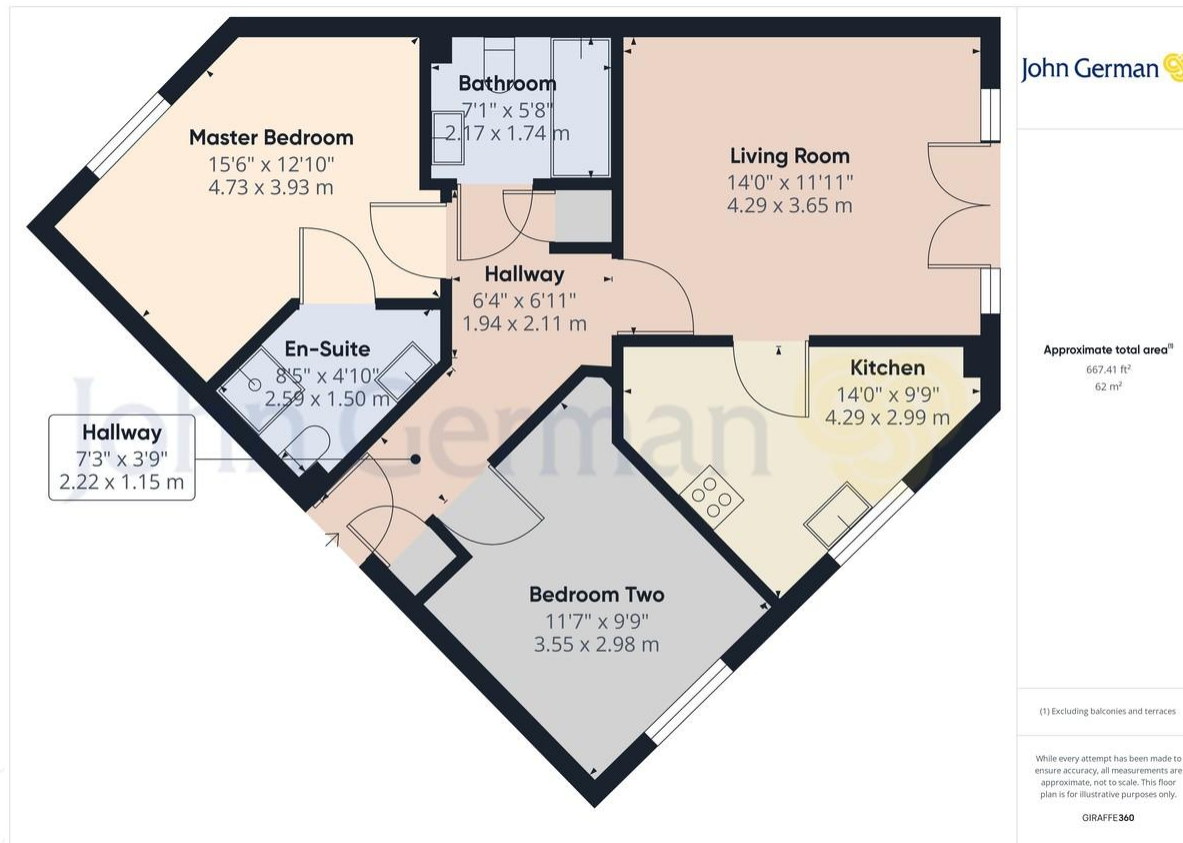
Local Authority/Tax Band: Staffordshire County Council / Tax Band C

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

Our Ref: JGA07052024







Agents' Notes

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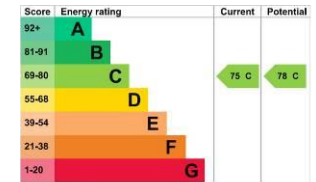
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