

# St. George's Mansions

St. Georges Parkway, Stafford, ST16 3YZ

John German



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£217,500

**An attractive penthouse apartment located within the iconic St Georges Mansions development in Stafford featuring a wealth of charm and character.**

Boasting a wealth of character and charm is this beautifully appointed penthouse apartment which will appeal to a range of buyers from young professionals, investors or downsizers. With its stunning interior, lift access, two allocated parking spaces and convenient location the apartment is only a short walk away from Stafford town centre and the train station. From the train station there are regular services to Birmingham, Liverpool, Manchester and London Euston taking approximately 1 hour 20 minutes, making it ideal for commuters working in the Capital.

This beautifully appointed penthouse apartment has a door opening into the reception hall with storage cupboard housing the tumble dryer and doors off to the accommodation. The spacious open plan living space has three sash windows to the front aspect with views towards Stafford castle and space for sofas and a dining table. The modern fitted kitchen has a range of wall and base units with Quartz work surfaces. Integrated Neff appliances include an electric oven, a microwave oven with a warming tray below, and an electric hob with an extractor above. Further appliances include a dishwasher, fridge freezer and washing machine.

The main bedroom has a sash window to the front aspect, feature ceiling light, sliding mirror fronted wardrobes and its own en-suite shower room having a double shower cubicle with mains shower, low level WC, tiled flooring, tiled splashbacks and a sink with vanity unit below.

Bedroom two is an additional double bedroom and again has a sash window to the front and sliding mirror fronted wardrobe.

Completing the accommodation is the bathroom which has a bath with mains shower over, tiled flooring, tiled splashbacks, ceiling spotlights, low level WC, sink with storage beneath and a mirrored vanity unit above.

Outside the property benefits from two allocated parking spaces and communal gardens.

The property is set within a Grade II listed building. Contact John German Estate Agents in Stafford to arrange a viewing of this superb penthouse apartment.

**Tenure:** Leasehold. The 199 year lease commenced on 1st January 2016

**Ground Rent:** £170.12

**Service Charge:** Half yearly payment of £1165.18

Purchasers are advised to satisfy themselves as to their suitability.

**Property construction:**

**Parking:** 2 allocated parking spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

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

**Broadband type:** Fibre

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:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17072024







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### Agents' Notes

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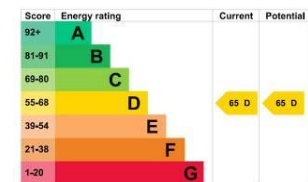
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### John German

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