

St Leonards Place

St Leonards Avenue, Stafford, ST17 4PR

John German



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£140,000

Offered to the market with no upward chain is this luxury apartment featuring open plan living and an en suite to the master bedroom plus secure gated parking, within walking distance of two retail parks and the town centre.

Offered with the advantage of no onward chain, is this attractive first floor apartment located within a modern development of apartments called St. Leonards Place located on St. Leonards Road in Stafford. The development boasts a mix of one and two bedroom generously proportioned apartments with secure keypad entry, secure gated allocated parking space and lift access to all floors. The property is situated in a really great location within easy walking distance of two retail parks and the town centre. Stafford also has an intercity railway station where there are regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll Road.

Access into the communal hallway is via a keypad and the first floor is accessed either via the lift or a contemporary glass staircase. The apartment is located at the front of the development and its entrance door opens into a hallway. The impressive open plan kitchen/living/dining area is a light and spacious space fitted with a modern kitchen having a range of wall and base units with complementary wall tiles and worktop which also provides a breakfast bar along with a selection of integrated appliances. There is ample space for a dining table and seating arrangements, with carpeted flooring and a bay window to the front elevation.

The modern family bathroom has floor to ceiling tiles, chrome heated towel rail, large fitted mirror, low level WC, wash hand basin, P-shaped bath with shower over and spotlights to the ceiling.

The spacious master bedroom has uPVC double glazed window to the front aspect, carpeted flooring, ceiling light point, fitted wardrobe with mirrored sliding doors and its own en suite shower room. There is a further double sized bedroom with carpeted flooring, uPVC double glazed window to the front aspect and fitted wardrobe with mirrored sliding doors.

Outside the property has secure gated parking with an allocated parking space along with additional visitor parking available.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease commenced 16/7/2009 for 125 years. Ground rent £250 per annum. Service charge £1824.07 per annum.
Freeholders: Smart Property Homes Ltd.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: 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

Our Ref: JGA/04042025





Approximate total area¹⁾
787.49 ft²
73.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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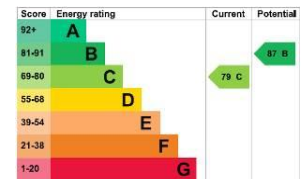
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