

Linksfeld Grove

Parkside, Stafford, ST16 1TG

John German



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£70,000

An attractive one-bedroom maisonette ideal for first time buyers or investors offered to the market with no onward chain.

John German are delighted to offer to the market with no onward chain, this one bedroom first floor maisonette, with its own garage, located within the Parkside area of Stafford which is home to a range of nearby shops and local amenities. For schooling, this property falls within the catchment area for Parkside Primary, and Sir Graham Balfour High School. The property is ideally situated for commuters as you are within easy reach of J14 of the M6 motorway and the nearby A34 road. The country town of Stafford benefits from its own intercity railway station which provides regular services to many destinations such as London Euston taking approximately 1 hour 20 minutes, ideal for those working in the capital.

Given the property's location and generous living space, it will be sure to appeal to both first time buyers and investors, offering a great opportunity to step onto the property ladder in a popular, yet convenient location, if you were to rent this property we would estimate a monthly rental of circa £550 PCM.

Internally the property comprises uPVC entrance door opening to the hall with carpeted stairs rising to the first floor landing which has doors to the family bathroom and lounge. The modern family bathroom is fitted with a white suite to comprise low level WC, wash hand basin, chrome heated towel rail and bath with shower over. The spacious lounge has a large uPVC double glazed window to the rear aspect, laminate wooden effect flooring, two ceiling light points along with a door leading into the bedroom and an opening leading into the kitchen.

Tenure: Leasehold. Lease commenced 24 June 2018 for 110 years. Ground rent £200 PA.

(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Property construction: Standard. **Parking:** Garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 A

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

www.staffordbc.gov.uk

Our Ref: JGA/03042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Agents' Notes

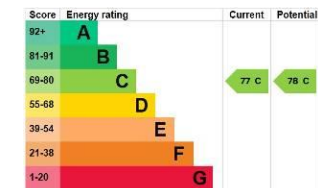
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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