



75% Share £95,500

🔑 TENURE: Leasehold

☰ EPC RATING: C

£ COUNCIL TAX BAND: A

Western Downs Stafford

Lilleshall Way Western Downs
Stafford Staffordshire ST17



A beautifully presented two bedroom, 75% owned, shared ownership, over 55's first floor Apartment, situated in a well regarded location only a stones throw away from shops and amenities and only a short distance into Stafford Town Centre.

Externally there are communal gardens and off road parking. Internally the property has an entrance hallway, good sized living room, refitted kitchen, two bedrooms with bedroom two currently being used as a dining room and shower room.

- 75% Owned, Shared Ownership Apartment
- Beautifully Presented Throughout
- Good Sized Lounge & Refitted Kitchen
- Well Regarded & Convenient Location
- Over 55's Two Bedroom Apartment
- No Rent To Pay On The 25%

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Having access to loft space, wood effect laminate floor, airing cupboard, a spacious built-in cupboard with shelving and door to Lounge.

Lounge 14' 10" x 10' 1" (4.52m x 3.07m)

A spacious, light and beautifully presented lounge having wood effect laminate floor, a double glazed window to the rear elevation and a radiator.

Kitchen 7' 7" x 9' 4" (2.31m x 2.84m)

Fitted with a matching range of well presented Shaker style, wall, base and drawer units comprising worktop incorporating an inset sink with drainer and mixer tap. There is ceramic splashback tiling, space for a fridge/freezer, space for a cooker and space/plumbing for a washing machine, radiator, ceramic tiled floor, wall mounted gas central heating boiler and a double glazed window to the side elevation.

Bedroom One 11' 9" x 8' 9" (3.59m x 2.66m)

A good sized double bedroom having wood effect flooring, radiator and a double glazed window to the rear elevation.



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Bedroom Two / Dining Room 8' 9" x 6' 4" (2.66m x 1.94m)

A room offering flexible useage having a radiator and a double glazed window to the rear elevation.

Bathroom/Shower Room 5' 7" x 8' 6" (1.69m x 2.59m)

Comprising of a low-level wash hand basin, a low-level WC, and a ceramic tiled shower cubicle. There is wood effect flooring, a radiator, ceramic tiled walls and a shaver point.

Externally

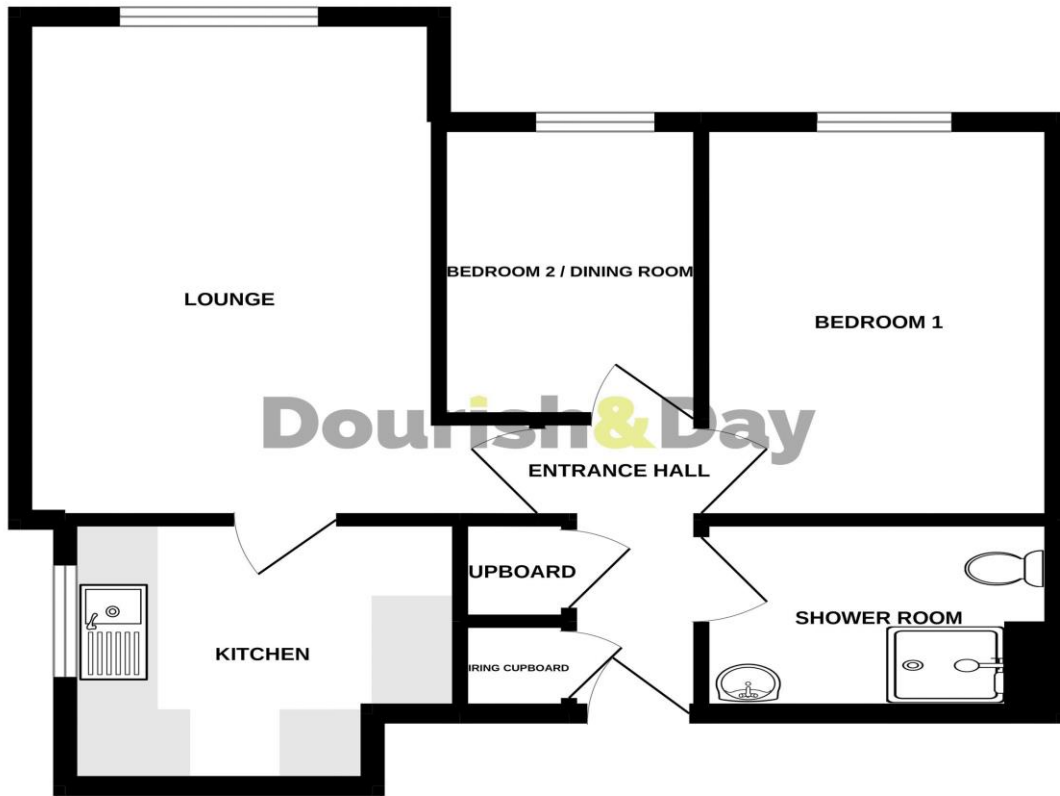
The property enjoys surrounding communal lawned gardens, parking, storage in the communal Landing area.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England, Scotland & Wales



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