





Shared Ownership
£75,000

 TENURE: **Leasehold**  EPC RATING: **C**  COUNCIL TAX BAND: **A**

Western Downs Stafford

Lilleshall Way Western Downs
Stafford Staffordshire ST17



WONDERFUL OPPORTUNITY...! Being sold on a 75% shared ownership basis, this spacious first floor apartment is specifically designed for the over 55's.

Situated in a well-regarded location only a stone's throw away from shops and amenities and only a short distance into Stafford Town Centre. Externally there are communal gardens and parking. Internally the property has an entrance hallway, good sized living room, kitchen, two bedrooms and a shower room.

- 75% Owned, Shared Ownership Apartment
- Good Sized Living Room & Separate Kitchen
- Two Bedrooms & Shower Room
- Communal Grounds & Parking
- Well Regarded & Convenient Location
- Over 55's Two Bedroom Apartment

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Having a built-in airing cupboard, radiator, and internal doors off, to;

Lounge 14' 8" x 12' 3" (4.47m x 3.74m)

A bright & spacious reception room, featuring a living flame gas fire set within a decorative surround. In addition, there is a double glazed window to the front elevation, and radiator.

Kitchen 8' 0" x 9' 1" (2.44m x 2.78m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and offering spaces for kitchen appliances. In addition, there is a wall mounted gas central heating boiler, tiled flooring, a double glazed window to the rear elevation, and radiator.

Bedroom One 13' 3" x 8' 10" (4.04m x 2.69m)

A double bedroom, having a double glazed window to the front elevation, and radiator.



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Bedroom Two 8' 6" x 7' 3" (2.59m x 2.22m)

Having a double glazed window to the front elevation, and radiator.

Shower Room 6' 6" x 6' 5" (1.97m x 1.95m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin, and a shower cubicle housing an electric shower. In addition, there is also an electric shaver point, and radiator.

Externally

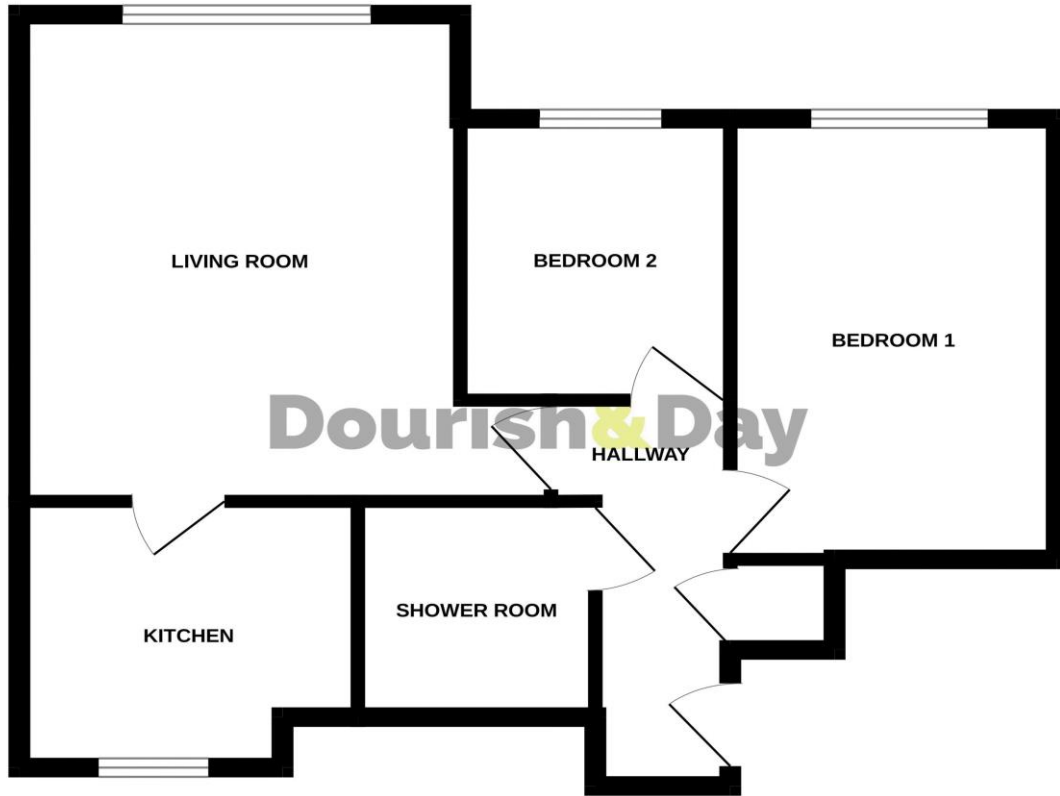
The apartments are located within well maintained communal grounds comprising of a variety of lawned garden areas & planting beds, and benefitting from having the use of communal parking areas at the front of the apartments.

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.



GROUND FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating cost	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		75	76

EU energy efficient - Digital building index

England & Wales EU Directive 2002/91/EC

www.ec.europa.eu

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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