



£125,000

🔑 TENURE: Leasehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: C

Malt Mill Lane Stafford

The Malt Mill Malt Mill Lane
Stafford Staffordshire



Some apartments are just cool and this fantastic Town Centre first floor apartment is no exception. Luxury town centre living, with a lift to all floors and secure underground parking...there is no other development like this in town, so this really is a unique opportunity to have a totally different style of living!.

Having a superb open plan living dining kitchen space with fantastic contemporary style units, built in appliances with Quartz work tops, plantation shutters and a Juliette balcony. Superb and spacious shower room, inner hallway with intercom system and a large Mezzanine bedroom. Externally Stafford Town Centre is on your doorstep and Mainline Railway Station is just a short walk away, in addition you have a secure underground parking space. No Onward Chain.

- Superb One Bedroom Town Centre Apartment
- Secure Underground Designated Parking Space
- Spacious Open Plan Kitchen & Lounge
- Stunning Contemporary Shower Room
- Spacious Mezzanine Bedroom
- Town Centre Amenities, No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Secure Communal Entrance Hall

A light and spacious communal hall is located from Salter Street, with an intercom buzzer system to each of the apartments. The hall leads to all apartments with the staircase having chrome and glass rails. A LIFT provides access to all floors and a staircase leads to the basement which leads into the secure underground parking area. The Lift also descends to the basement.

Private Entrance Hall

A door opens up from the communal hallway to an 'L' shaped entrance hall with wood effect flooring, wall mounted electric heater, recessed ceiling spotlights, access to loft space and airing cupboard with slatted shelving.

Open Plan Lounge / Dining / Kitchen 10' 1" max x 19' 4" (3.07m max x 5.89m)

A stunning room with high ceilings and having the original exposed steel struts which gives the room an industrial feel. The kitchen includes a range of modern contemporary style units extending to base and eye level and quartz work top with inset stainless steel sink drainer with brushed chrome mixer tap. Built-in oven/grill, four ring halogen hob with contemporary style cooker hood over, integrated washing machine and dishwasher, space for fridge



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freezer. Two modern wall mounted electric heaters, wood effect flooring, recessed spotlights, double glazed double doors with Juliet style balcony with plantation style shutters.

Bedroom 17' 9" x 10' 4" (5.40m x 3.14m)

A superb room with a difference having a raised mezzanine sleeping area with a contemporary style stainless steel and glass balustrade with steps leading down to a potential study area with recessed spotlights, wood effect flooring, wall mounted electric heater, skylight window and two further double glazed windows with plantation style shutters to the rear elevation.

Shower Room 9' 0" x 5' 10" (2.74m x 1.77m)

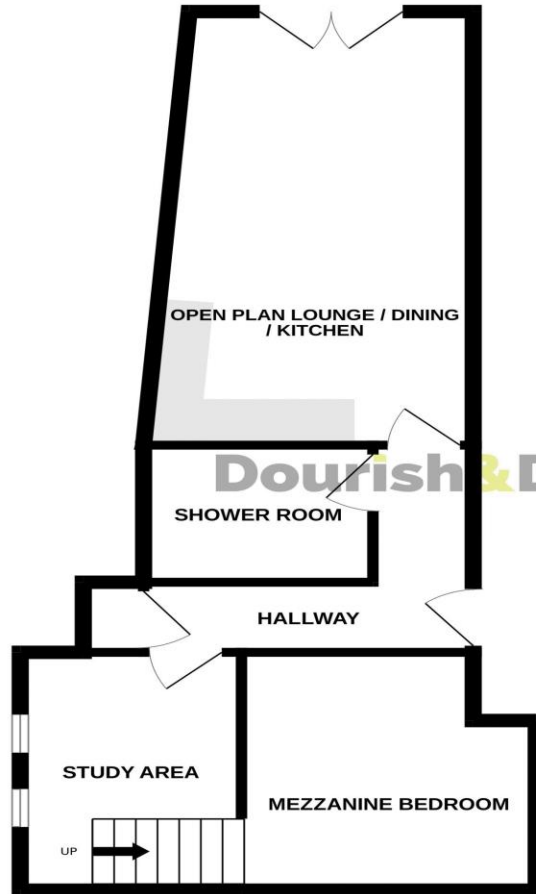
A stunning contemporary style shower room which includes a double walk-in shower cubicle with fitted mains shower, wash hand basin with vanity unit beneath and contemporary style chrome mixer tap and low level WC. Bevelled edge tiled walls, chrome towel radiator, recessed spotlights and wood effect flooring.

Secure Underground Parking

Accessed from North Walls, the secure underground parking is accessed through a fob system. The drive in-turn leads to an electric roller shutter door leading to the underground car park. An internal door leads to the staircase and lift which services the apartments.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating 65-88	A		
65-61	B		
55-50	C		
45-40	D	53	53
35-30	E		
25-20	F		
1-10	G		

Best energy efficient - Higher running costs
 England & Wales
 EU Directive 2002/91/EC
 www.epcrea.com

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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