



Offers Over £145,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Stafford

Stafford Box Wogan Street  
Stafford Staffordshire



**Magnificent, Cool, Superb and Contemporary all describe this exquisite apartment offering practical living throughout the expansive open living!**

The apartment is positioned only a five/ten minute walk away from Stafford Town Centre which is served by a impressive range of shops and facilities as well as a short walk to the Mainline Railway Station providing easy access to Manchester, Birmingham and London. Internally in brief the accommodation comprises a substantial open plan living, dining and games area with solid oak floors through and numerous Georgian style windows, exposed brick walls and original archways leading to the contemporary fitted kitchen, wet room/bathroom and bedroom/dressing area, the apartment also enjoys video entry system and also patch panels located throughout the apartment containing TV point, phone point and audio connection. An internal inspection is essential to appreciate this superb ground floor apartment.

- Superb Substantial One Bedroom Open-Plan Apartment
- Modern & Contemporary Throughout
- Living Area, Games Area & Dining Area
- Contemporary Fitted Kitchen & Bedroom/Dressing Area
- Original Exposed Brick Archways & Walls
- Walking Distance To Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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**Open-Plan Living, Dining & Games Room** 43' 8" x 12' 8" (13.32m x 3.85m)

A substantial and beautifully presented open-plan room, having oak flooring throughout, number patch panels with television points & audio connections. There are also four large Georgian style windows to the front elevation, allowing an abundance of natural lighting to flood through the Apartment, low-level radiators, feature exposed brick walls, and a large and original exposed brick archways leading through to the Kitchen & Bedroom/Dressing Room.

**Kitchen** 15' 11" x 8' 4" (4.84m x 2.54m)

Fitted with a modern & contemporary style range of wall, base & drawer units with work surfaces over incorporating an inset sink with mixer tap & waste disposal unit, an integrated dishwasher, fridge/freezer, and space for a cooker & washing machine. The kitchen also features a combination of oak & tiled flooring, internal windows to the rear elevation, and a personal side door.

**Bedroom/Dressing Area** 23' 2" x 8' 5" (7.06m x 2.56m)

A further large & open-plan room that features oak flooring, a Georgian style window to the rear elevation, and feature exposed brickwork.



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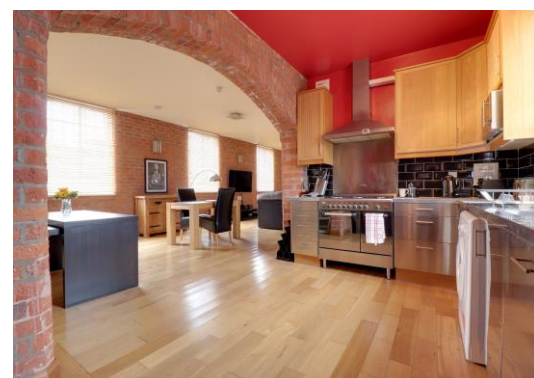
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## Wet Room/Bathroom

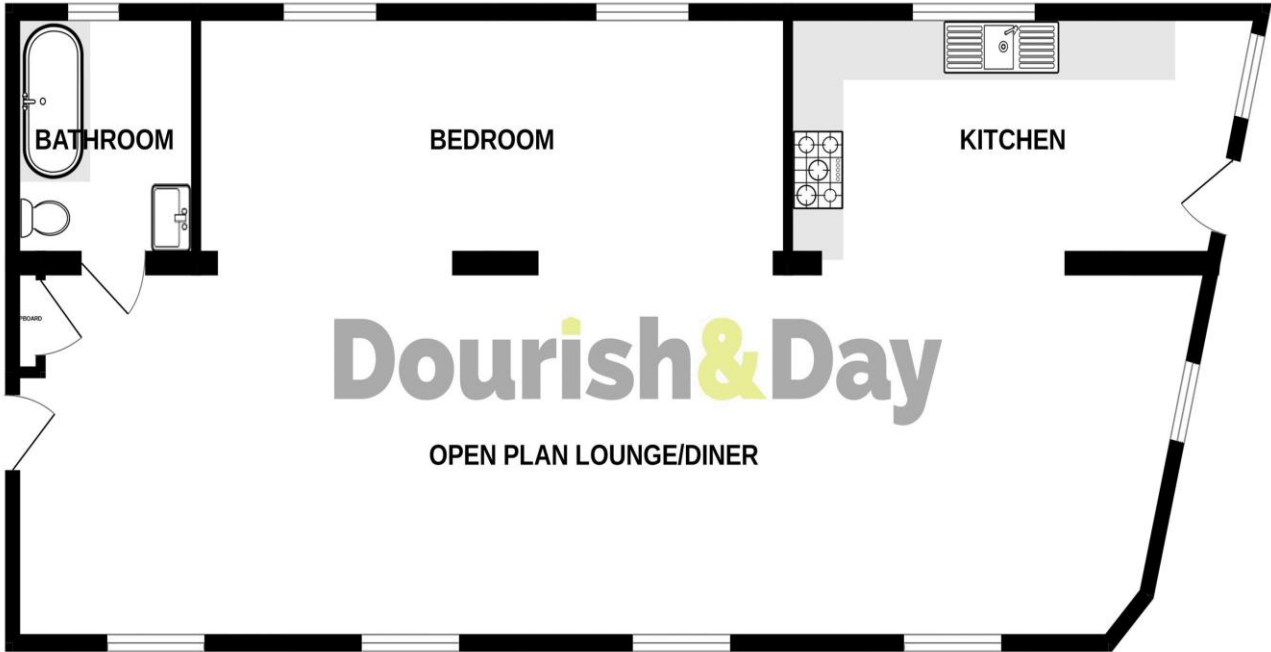
Fitted with a white suite which consists of a low-level WC, a panelled bath with mixer tap, a vanity style wash hand basin with mixer tap, and a shower area having a mains-fed mixer shower. The room also features a towel radiator, and a window to the rear elevation.

## Externally

The Apartment benefits from having an exclusive designated parking area to the rear of the building.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
EU energy efficiency - higher running costs			
England & Wales		7.4	7.6
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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