



**Shared Ownership**  
**£68,000**

 TENURE: Leasehold

 EPC RATING: D

 COUNCIL TAX BAND: B

## Stafford

Bamford House Hollins Drive  
Stafford Staffordshire



*The BAMFORD family founded JCB and have been making earth moving machines for decades, and you'll certainly feel like that earth has moved for you with this second floor apartment situated virtually in the town centre, and just a stones (or boulder's) throw from Stafford mainline railway station.*

But that's not all.....this delightful apartment is offered on A SHARED OWNERSHIP BASIS meaning that the purchase price represents a 50% share, whilst rent is paid on the remainder. You'll un-earth your own private entrance hall, a large open plan kitchen/dining/living room, 2 bedrooms and bathroom whilst outside there are well maintained communal gardens and parking with one allocated space.

- Spacious 50% Shared Ownership Apartment
- Walking Distance To Town & Railway Station
- Two Double Bedrooms & Bathroom
- Open Plan Kitchen/Dining/Living Room
- Well Presented Throughout
- Designated Parking Space

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Communal Hall

Having a staircase that rises to the second floor and a private entrance door leads to:

## Entrance Hall

Having wood effect laminate floor, airing cupboard, further storage cupboard, wall mounted electric storage heater and telephone intercom receiver which controls access for visitors arriving at the main entrance door.

## Open Plan Lounge / Dining / Kitchen 17' 6" x 21' 11" (5.33m x 6.68m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over and spaces for additional appliances. Wood effect and tiled effect floor, storage heater, additional wall mounted electric heater and three double glazed windows.

## Bedroom One 10' 6" x 11' 4" (3.19m x 3.45m)

A double bedroom having a wall mounted electric heater and double glazed window.



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## **Bedroom Two** 10' 3" x 11' 3" (3.13m x 3.43m)

A second double bedroom having a wall mounted electric heater and double glazed window.

## **Bathroom** 7' 3" x 6' 4" (2.20m x 1.93m)

Having a white suite comprising of a panelled bath with mixer shower taps, pedestal wash hand basin and low level WC. Tiled effect floor, electric shaver point and electric towel rail.

## **Outside**

Bamford House sits within pleasant communal gardens and also features allocated parking and this particular property has one parking space.

## **Agents Note**

The property is being sold on a shared ownership basis. Once an offer has been made and accepted, you will be required to provide proof of funding and Solicitors details. Once these are provided, you will then need to seek approval from the housing association. We would advise to avoid any further legal costs until Sanctuary Housing has given consent to proceed with the sale.

## **Staircasing**

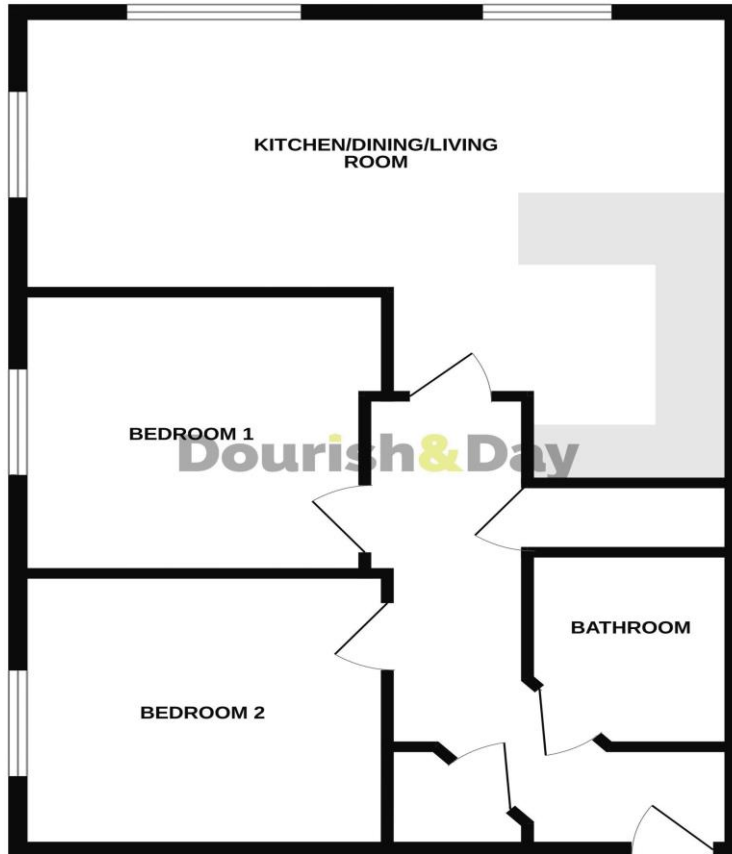
We understand that it is possible to staircase to 100%. This could either be done at the point of offer or at a later stage. For further details on staircasing, please speak to one of our staff members.

## **Ground Rent, Service Charges and Rent for the 50% Share**

We are currently awaiting confirmation of ground rent, service charges and rent payable on the 50% share retained by Sanctuary Housing. It is our understanding from the seller that the rent and service charge is approximately £402.00 per month - however we are awaiting clarification from the housing association.

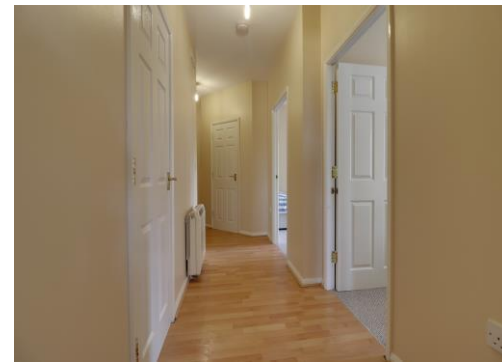
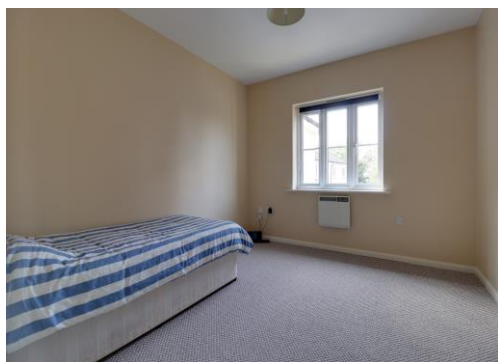


SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - highest 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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