

£80,000

 TENURE: Leasehold

 EPC RATING: D

 COUNCIL TAX BAND: A

Western Downs Stafford

Lilleshall Way Western Downs
Stafford Staffordshire



Do you like to be historic? Then why not live in a historic street named after the famous Lilleshall Country House!! Being sold on a 75% shared ownership basis, this spacious ground 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

Accessed through a composite entrance door, and having a built-in airing cupboard housing a water storage tank, a radiator, and internal doors off, providing access to:

Living Room 14' 10" x 10' 1" (4.53m x 3.08m)

A spacious reception room, having a decorative wooden fire surround with marble effect inset & matching hearth, radiator, and a double glazed window & double glazed door views & access to the communal rear garden.

Kitchen 7' 7" x 9' 3" (2.30m x 2.82m)

Fitted with a matching range of wall, base & drawer units with work surfaces fitted over to three sides, and incorporating an inset 1.5 bowl sink with drainer & chrome mixer tap, and fitted/integrated appliances which include an eye-level double oven & grill, and a four-ring gas hob with space(s) to accommodate further appliance(s). There is ceramic splashback tiling to the walls, radiator, and a double glazed window to the side elevation.



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Bedroom One 11' 10" x 8' 6" (3.61m x 2.59m)

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

Bedroom Two 8' 9" x 6' 6" (2.66m x 1.98m)

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

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

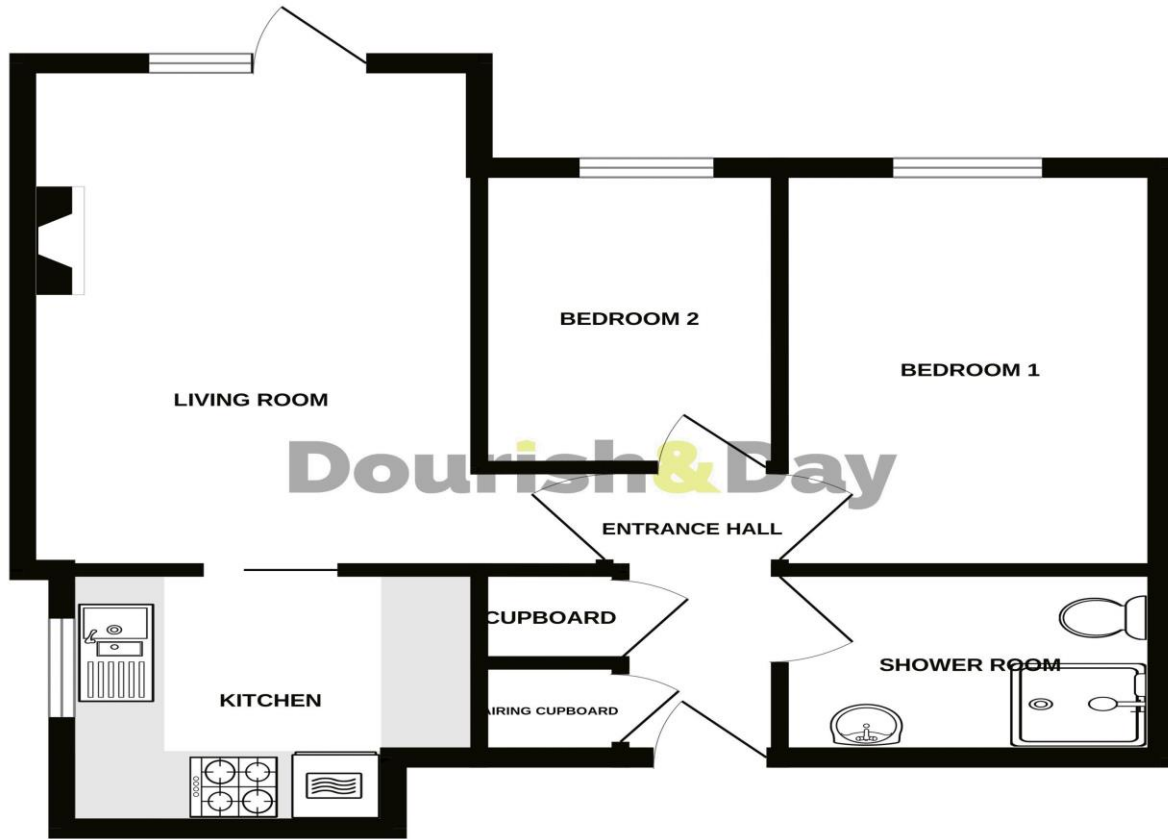
Fitted with a white suite comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a panelled bath with electric shower over. The room also benefits from having part-ceramic tiling to the walls, and a radiator.

Externally

The apartments are positioned within well-maintained communal gardens being laid mainly to lawn with a variety of established planting beds, whilst to the front the apartments also benefit from a communal parking area.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		56
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - highest running costs			77

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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