



£170,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Kingsway Stafford

Deans Park Court Kingsway
Stafford Staffordshire



Explore an exceptional modern retirement community in Stafford, crafted by McCarthy & Stone for those over 70. Enjoy a Bistro-style restaurant, a 24-hour care team, and proximity to town centre amenities and the train station.

The development boasts communal gardens, a homeowner's lounge, and a laundry room. This second-floor apartment features a hallway with a storeroom/utility area, a spacious lounge/diner with a private balcony, a contemporary kitchen, a sizable bedroom with a walk-in wardrobe, and a modern wet room. Contact us today to embark on your journey to this remarkable development.

- Superb Over 70's One-Bed Retirement Apartment
- Spacious Lounge Dining Room With Juliet Balcony
- Modern & Contemporary Fitted Kitchen With Appliances
- Secure Gated Parking Close To Stafford Town Centre
- Bistro Style Restaurant & Other Facilities

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 Hall

Being accessed through a secure entrance door from the communal landing and having recessed downlights, large storage/utility utility cupboard and intercom door system.

Lounge / Dining Room 19' 11" x 10' 7" (6.06m x 3.23m)

A bright and spacious reception room having an electric wall heater and double glazed double doors opening onto a private balcony area.

Kitchen 8' 8" x 8' 1" (2.64m x 2.46m)

A stunning, contemporary kitchen having a range of matching units extending to base and eye level with fitted work surfaces with work surface downlighting, and an inset sink drainer with mixer. An array of integrated appliances include an oven, hob with cooker hood over and fridge/freezer. Tiled floor and double glazed electric opening window to the front elevation.

Bedroom 13' 6" x 10' 4" (4.12m x 3.15m)

A large double bedroom having an electric wall heater and double glazed window to the front elevation.



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Walk-in Wardrobe 3' 6" x 6' 2" (1.07m x 1.87m)

A useful walk-in wardrobe having hanging rails and shelving.

Wet Room 7' 0" x 7' 2" (2.14m x 2.19m)

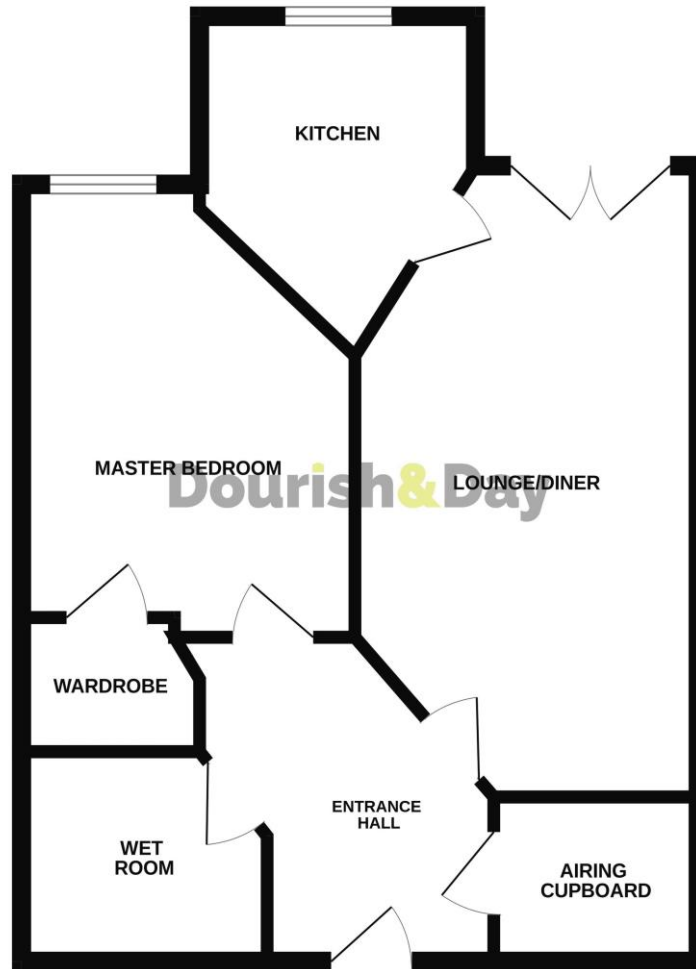
Having a contemporary suite including a tiled shower area with mains mixer shower, vanity style wash hand basin with mixer tap and WC. There is an electric towel radiator.

Outside

The property is situated within a private gated community with well manicured communal gardens and seating areas. There are also visitors car parking spaces.

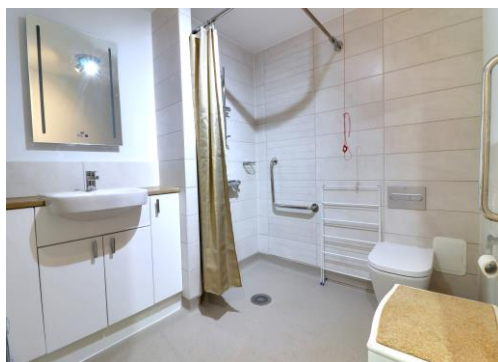


FIRST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
<small>EU energy efficiency - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> www.ec.europa.eu	



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