



£105,000

🔑 TENURE: Leasehold 📊 EPC RATING: C 🏠 COUNCIL TAX BAND: A

## Stafford

Peter James Court  
Stafford Staffordshire



***This ground floor apartment provides a perfect opportunity for first time buyers or investors!***

This one-bedroom apartment offers a lounge/diner leading to a terrace, a separate kitchen, double bedroom and bathroom. Peter James Court also offers communal parking, with visitor spaces too. Located close to Stafford's Town Centre which offers fantastic amenities and a mainline train station. This is a perfect opportunity for those looking for their first home, looking to downsize or looking for an investment. The property also comes with No Upward Chain! So, don't delay on this and call us to arrange your viewing appointment before you miss out on this fantastic opportunity!

- Modern Ground Floor Apartment
- Fantastic First Time Buyer Home or Investment Opportunity
- Rear Facing Lounge/Dining Room
- Bathroom & Communal Parking
- Close To Stafford Town Centre
- 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



## Entrance Hallway

Featuring an entrance door, an electric wall mounted heater, and a useful built-in storage cupboard with wood effect vinyl flooring.

## Lounge & Dining Space 11' 9" x 15' 11" (3.57m x 4.85m)

Having a window to the rear elevation, two electric wall mounted heaters, and a double glazed sliding patio door leading out on to a terrace.

## Kitchen 7' 10" x 6' 11" (2.38m x 2.1m)

Having a matching range of wall, base and drawer units with fitted work surfaces over incorporating an inset one and a half bowl white composite sink/drainer with mixer tap. Appliances include an integrated oven and hob with extractor hood over, and having space provision for various appliances with wood effect vinyl flooring.



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**Bedroom** 9' 5" x 11' 11" (2.86m x 3.64m)

Having a window to the front elevation, and an electric wall mounted heater.

**Bathroom** 6' 5" x 5' 6" (1.96m x 1.68m)

Having a white suite consisting of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with mixer tap and electric shower over. The bathroom is also fitted wood effect vinyl flooring.

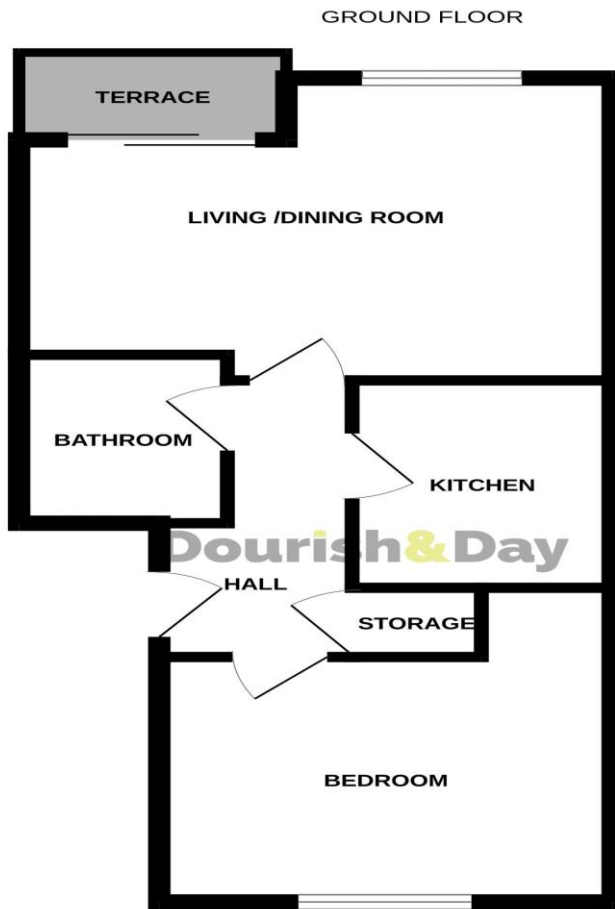
**Externally**

The apartments are serviced by communal grounds and having communal parking areas.

**Agents Note**

The owner of this property is an employee of Dourish & Day limited.





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	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		72	81
EU Directive 2002/91/EC			
www.ec.europa.eu			

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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