



£225,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway  
Stafford Staffordshire



***This is no ordinary apartment...this is a St. Georges Grade II listed penthouse apartment. This Stunning two-bedroom platinum penthouse apartment has LIFT ACCESS, is finished to a high specification, enjoying breath taking panoramic views over Stafford and beyond and only a short walk into Stafford Town Centre with its comprehensive range of amenities and nearby train station.***

The stylish, spacious accommodation comprises an entrance hall, huge and open plan living space with a stunning contemporary fitted kitchen, bathroom and two double bedrooms both with fitted wardrobes, while the principal bedroom boasts its very own en-suite shower room. Outside, the property sits in formal communal gardens, whilst there are two allocated parking spaces with visitors spots also available. You'll fall in love with this special property, so book in today and you will not be left disappointed!

- Prestige Development by Shropshire Homes in 2018
- Stunning 2 Bedroom Penthouse Apartment
- Substantial Open-Plan Living Space
- Fully Integrated Contemporary Kitchen
- Superb En-Suite & Bathroom
- Two Parking Spaces & Communal Gardens

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 via a secure telephone intercom door entry system, and having a wall mounted electric heater, a useful built-in storage cupboard, and internal door(s) off, providing access to;

## Open-Plan Living, Dining & Kitchen 17' 8" x 23' 5" (5.39m x 7.14m) (maximum measurements)

A spectacular open-plan room that has a kitchen area featuring a fitted range of modern contemporary styled wall, base & drawer units with Quartz work surfaces over, and incorporating an inset 1.5 bowl sink with mixer tap, and includes an array of quality integrated appliances that include; Neff electric oven/grill, microwave, warming drawer, induction hob with hood above, fridge/freezer, dishwasher & washing machine. The room also features inset ceiling downlighting within the kitchen area, two wall mounted electric heaters, and three feature double glazed sash style windows to the front elevation.



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## **Bedroom One** 9' 5" x 10' 7" (2.88m x 3.22m)

A good sized and bright bedroom, featuring a built-in wardrobe with sliding mirrored fronts, and having an additional storage cupboard, a wall mounted electric heater, and a feature double glazed sash style window to the front elevation. A further internal door leads through to the En-suite shower room.

## **En-suite (Bedroom One)** 5' 7" x 7' 6" (1.71m x 2.28m)

Fitted with a modern contemporary styled suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap & storage beneath, and a tiled double shower cubicle housing a mains-fed mixer shower. The room also benefits from having a wall mounted electric heater, inset ceiling downlighting, an electrical shaver point, and tile effect flooring.

## **Bedroom Two** 11' 8" x 10' 4" (3.56m x 3.14m) (maximum measurements INTO wardrobe recess)

A double bedroom featuring a built-in wardrobe with a sliding mirrored door, and having a wall mounted electric heater, and a feature double glazed sash style window to the front elevation.

## **Bathroom** 5' 9" x 7' 11" (1.75m x 2.41m)

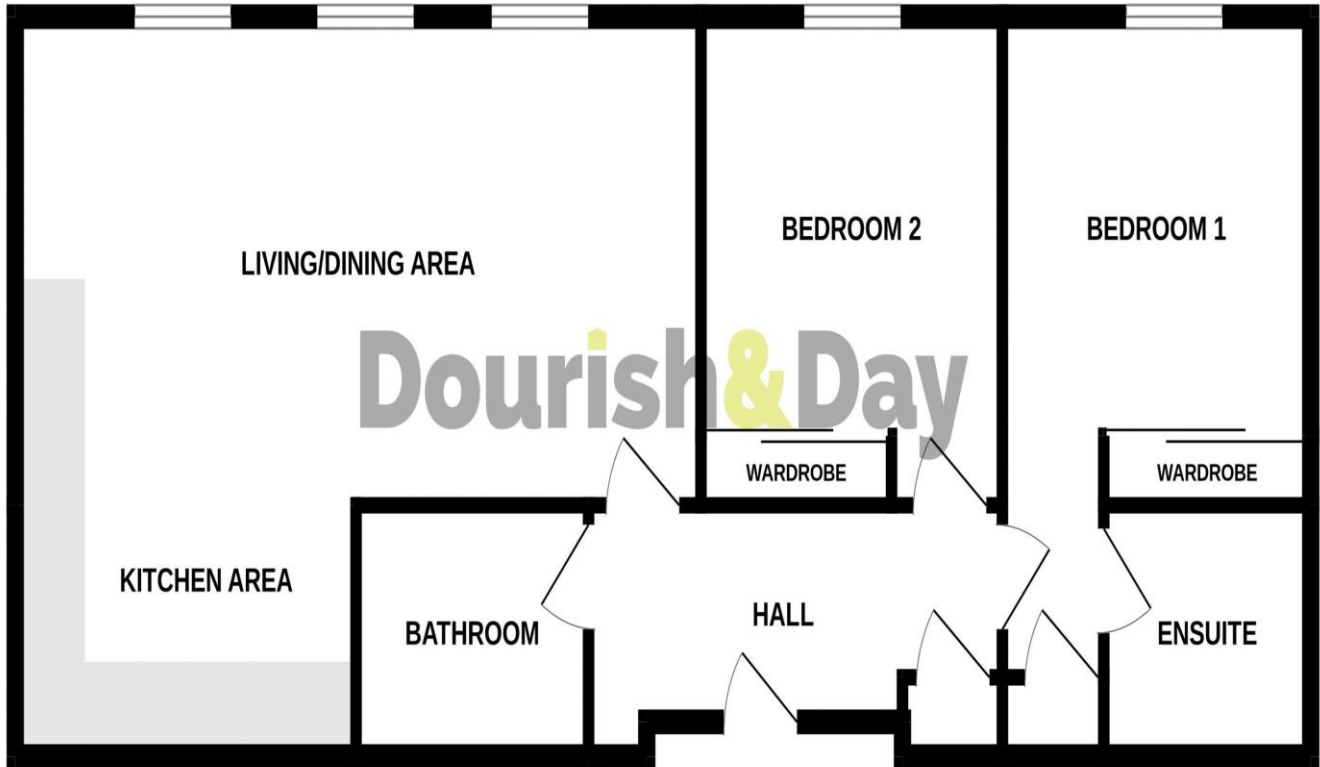
Fitted with a modern contemporary styled suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap & storage beneath, and mirror above, and a panelled bath with a mixer tap & mains-fed shower over. The room also benefits from having a wall mounted electric towel radiator, inset ceiling downlighting, and tiled flooring.

## **Externally**

St. Georges Mansions are positioned a very short walking distance from Stafford Town Centre offering an array of local amenities, and mainline railway station. The apartment is set within beautifully presented & well maintained communal garden areas, and this particular apartment benefits from having two designated parking spaces to the front of the building.



## THIRD 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
100-110	A		
81-100	B		
69-80	C		
55-68	D	65	65
49-54	E		
41-48	F		
1-40	G		

100 = Most energy efficient - higher rating scores  
1 = Least energy efficient - lower rating scores

England & Wales EU Directive 2002/91/EC

www.EPC4U.COM



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