



£195,000

🔑 TENURE: Leasehold 📊 EPC RATING: C 💷 COUNCIL TAX BAND: D

Malt Mill Lane Stafford

The Malt Mill Malt Mill Lane
Stafford Staffordshire

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Luxury town centre living, with a lift to all floors and secure underground parking...there is no other development like this in town, so this really is a unique opportunity to have a totally different style of living! This stunning apartment offers spacious room proportions and is finished to an ultra high specification and sits in the heart of the vibrant town centre of Stafford, bursting with a comprehensive range of shops and amenities, close to the train station. The accommodation comprises a private entrance hall, two good sized bedrooms with built in wardrobes, a super stylish family bathroom and a large, bright, open plan family kitchen diner with solid granite work surfaces which provides a superb living & entertaining space. What's more, there is a lift providing access as well as the communal stairways, whilst the apartment even boasts an allocated parking space in the secure underground car park. This really is a luxurious property and offers a

- Two Bedroom Converted Apartment
- Stunning High Specification Finish
- Beautiful Bathroom & Open Plan Living Kitchen Diner
- Secure Underground Parking
- Lift Access To All Floors
- Luxury Town Centre Living

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Secure Communal Entrance Hall

A light and spacious communal hall is located from Salter Street, with an intercom buzzer system to each of the apartments. The hall leads to all apartments with the staircase having chrome and glass rails. A LIFT provides access to all floors and a staircase leads to the basement which leads into the secure underground parking area. The Lift also descends to the basement.

Private Entrance Hallway

A door opens off the communal hallway to a private entrance hall, which is fitted with recessed ceiling spotlights and a wall mounted electric heater. A door opens to a useful and spacious airing cupboard/store.

Spectacular Open Plan Living/Kitchen/Diner 24' 8" x 18' 6" (7.51m x 5.64m)

This 'Show Stopper' of a living space provides the hub of the home and comprises:



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Kitchen & Dining Area 18' 6" x 11' 7" (5.64m x 3.52m) (MAX)

The kitchen/diner is fitted with a high specification range of matching base cabinets and wall units, whilst a ceramic sink with a brushed stainless steel mixer tap is set into a solid white granite work surface with matching splash back. The kitchen has an integrated cooker, whilst a four ring electric hob is set into the work surface with a stainless steel extractor hood above, whilst there is also an integrated washing machine and fridge freezer. The room is finished with recessed ceiling spotlights and a wood effect flooring, whilst there is a wall mounted electric heater and a side facing double glazed window.



Living Area 13' 1" x 9' 7" (3.99m x 2.91m)

The living area opens up off the kitchen/diner and benefits from having a wood effect flooring, recessed ceiling spot lights and a wall mounted electric heater. This is a very naturally bright space with front and side facing double glazed windows, whilst there is also TV and telephone points.

Bedroom One (Master) 13' 4" x 10' 4" (4.07m x 3.15m)

Another very naturally bright room, this vast double bedroom benefits from having a large side facing double glazed window, recessed ceiling spotlights and a range of high specification built-in wardrobes. There is also a TV point and a wall mounted electric heater.



Bedroom Two 12' 7" x 8' 10" (3.84m x 2.69m) (MAX into robes)

A second good size double bedroom benefits from having a large side facing double glazed window, recessed ceiling spotlights and built-in wardrobes. There is also a wall mounted electric heater and TV point.



Bathroom

Another impeccably presented and spacious room, the bathroom is fitted with a contemporary white suite which includes a low level flush WC, half pedestal wash hand basin with chrome mixer tap and a P shape panelled bath with chrome mixer tap and shower over. There is also a wall mounted chrome heated towel rail sitting upon the fully tiled walls, whilst there is a tiled floor, recessed ceiling spotlights and an extractor fan.



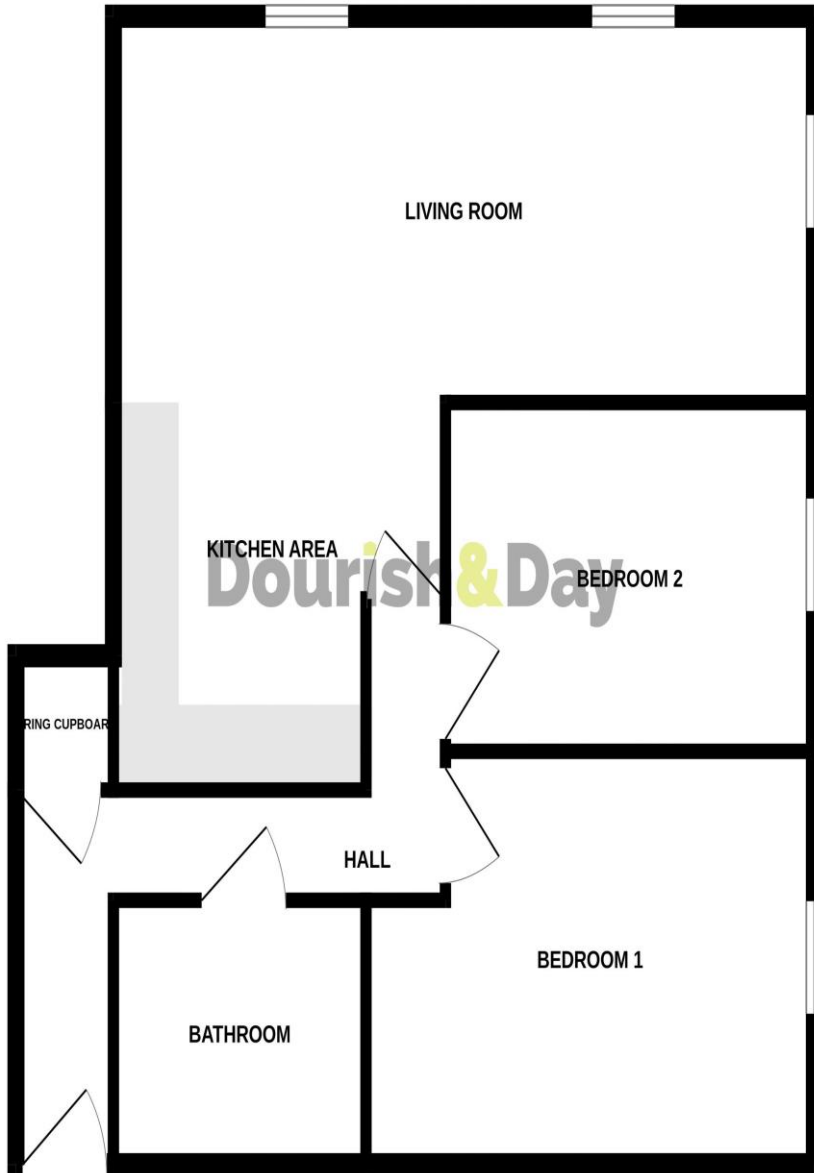
Facilities

This first floor apartment benefits from having lift access to all floors and secure under ground parking, with an allocated parking space.

Secure Underground Parking

Accessed from North Walls, the secure underground parking is accessed through a fob system. The drive in-turn leads to an electric roller shutter door leading to the underground car park. An internal door leads to the staircase and lift which services the apartments.

GROUND 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
Current	B	74	74
Potential	C		
<small> Energy Efficiency Rating (EPC) is a measure of the energy efficiency of a building. It is based on the building's energy consumption and the efficiency of its heating, ventilation, and air conditioning systems. The rating is expressed as a letter from A to G, with A being the most efficient and G being the least efficient. The current rating is B and the potential rating is C. </small>			
England & Wales		EU Directive 2002/91/EC	

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