



£140,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: B

Weston Road Stafford

Hawthorn House Weston Road
Stafford Staffordshire



Brace yourselves for something truly stunning! From the moment you step into this delightful second-floor apartment, you'll be captivated by its excellent presentation and prime location.

Situated close to the town centre, just off Weston Road, this apartment offers easy access to the hospital, local shops, and amenities. For those needing to travel further, an allocated parking space is included. The impressive accommodation comprises an entrance hall, two generous bedrooms, a modern shower room, and a large open-plan living, dining, and kitchen area. French doors open out to the front, adding a touch of elegance and providing abundant natural light. This property is a rare find and comes with No Upward Chain, ensuring a smooth and quick purchase process. Don't miss out on this incredible apartment—call us today to arrange your viewing appointment!

- Two Bedroom Second Floor Apartment
- Well Presented & Spacious Throughout
- Contemporary Open Plan Living/Dining & Kitchen
- Contemporary Bathroom
- Allocated Parking
- Close To Stafford's Town & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Communal Hall

Being accessed through an entrance door, stairs rise to the second floor landing with a private entrance door leading to:

Entrance Hall

Having an intercom telephone system, storage cupboard with coat hooks, radiator and wood effect laminate floor.

Open Plan Living / Dining / Kitchen 24' 8" x 14' 3" (7.52m x 4.35m)

An open plan living / dining / kitchen and having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel one and a half bowl sink unit and mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over fridge and dishwasher. Further appliance space, wall mounted gas boiler located within a cupboard, wood effect laminate floor, two radiators, double glazed windows to the front and rear elevation and further double glazed double doors with a Juliet style balcony.



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Bedroom One 12' 0" x 10' 5" (3.67m x 3.17m)

A double bedroom having wood effect laminate floor, radiator and double glazed window to the front elevation.

Bedroom Two 10' 6" x 7' 10" (3.19m x 2.40m)

A second bedroom having wood effect laminate floor, radiator and double glazed window to the rear elevation.

Bathroom 5' 8" x 8' 1" (1.72m x 2.47m)

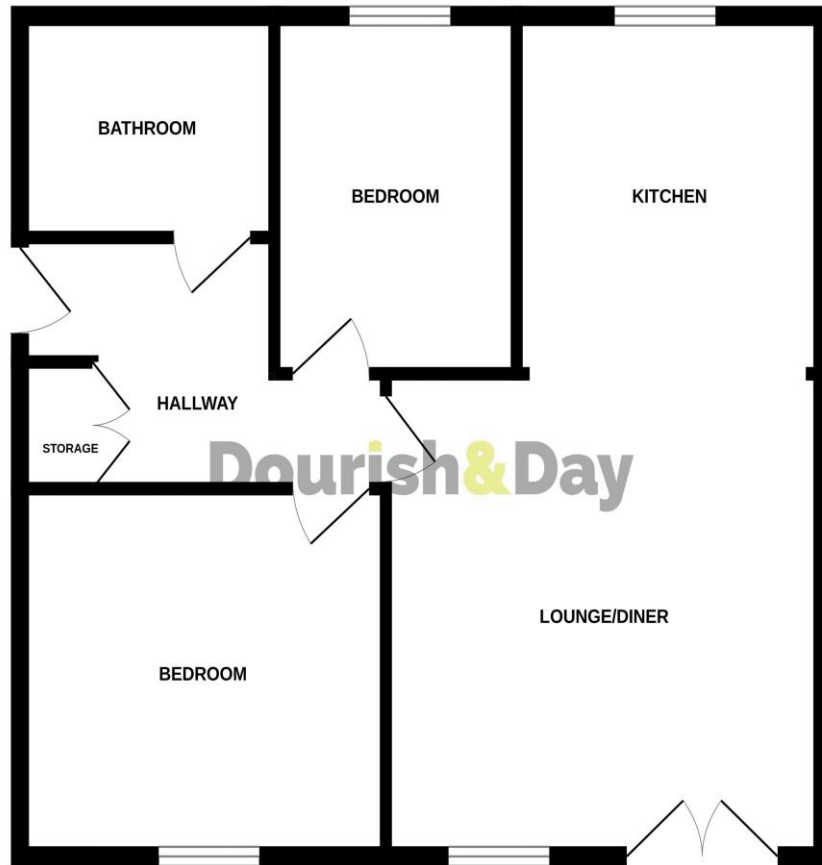
Having a white suite comprising of a panelled bath with a chrome mixer tap and shower over, pedestal wash basin with chrome mixer tap and splashbacks and close coupled WC. Airing cupboard with radiator and shelving, recessed downlights, part tiled walls, tiled effect vinyl flooring and chrome towel radiator,

Outside

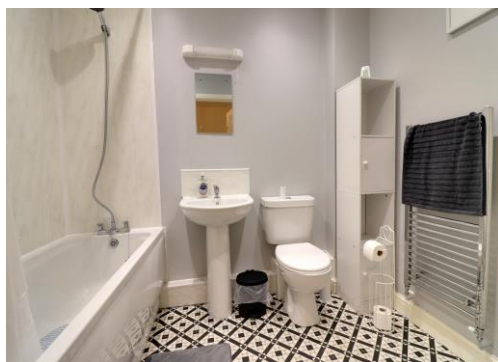
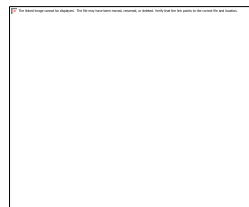
Communal gardens and the property benefits from one allocated parking space.



SECOND 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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