



£130,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: B

Stafford

Riverside Mews Espleys Yard
Stafford Staffordshire



Experience town centre living at its finest! Nestled in the heart of Stafford's vibrant town centre, this spacious two-bedroom apartment boasts a prime riverfront location, ideal whether you're seeking your first dream home, downsizing, or looking for a lock-and-leave option for frequent travellers.

Perfectly positioned near the railway station, the property offers secure gated access with an electric gate opening to a parking area, featuring an allocated space for this apartment. This appealing home is an excellent opportunity for savvy investors, neutrally decorated throughout. The accommodation comprises an entrance hall, a generously proportioned open plan living/kitchen/diner area, two bedrooms including a master bedroom with an ensuite bathroom, and an additional separate shower room with a modern white suite. Offered with No Upward Chain, this property demands prompt attention. Contact us now to arrange a viewing and seize this opportunity!

- First Floor Two Bedroom Apartment
- Located Within Stafford Town Centre
- Open Plan Living/Dining & Kitchen
- En-Suite Bathroom & En-Suite Shower Room
- Gated Parking Area
- Ideal For First Time Buyers & Investors

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 a communal door with intercom system and stairs leading to the second floor.

Entrance Hall

Having a built-in cupboard, linen cupboard, wall mounted electric heater and telephone intercom system.

Open Plan Living Room / Kitchen/Diner 21' 9" x 10' 8" (6.63m x 3.26m)

Fitted work surfaces with inset one and a half bowl sink drainer unit with mixer tap and having a range of matching units extending to base and eye level. Built-in oven, hob and cooker hood over, two electric heaters, double glazed French doors with Juliet style balcony and enjoying views over the river.

Bedroom 1 11' 3" x 10' 10" (3.44m x 3.30m)

A double bedroom with electric heater, built-in double wardrobe and double glazed window to the rear elevation.

Ensuite Bathroom 6' 4" x 7' 8" (1.94m x 2.33m)



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Having a white suite including a panelled bath with mixer tap, pedestal wash hand basin with mixer tap and WC. Ceiling spot lights, and electric chrome towel radiator.

Bedroom 2 9' 3" x 10' 7" (2.81m x 3.22m)

A second good sized bedroom with electric heater and double glazed window to the rear elevation.

Shower Room 6' 2" x 6' 8" (1.88m x 2.04m)

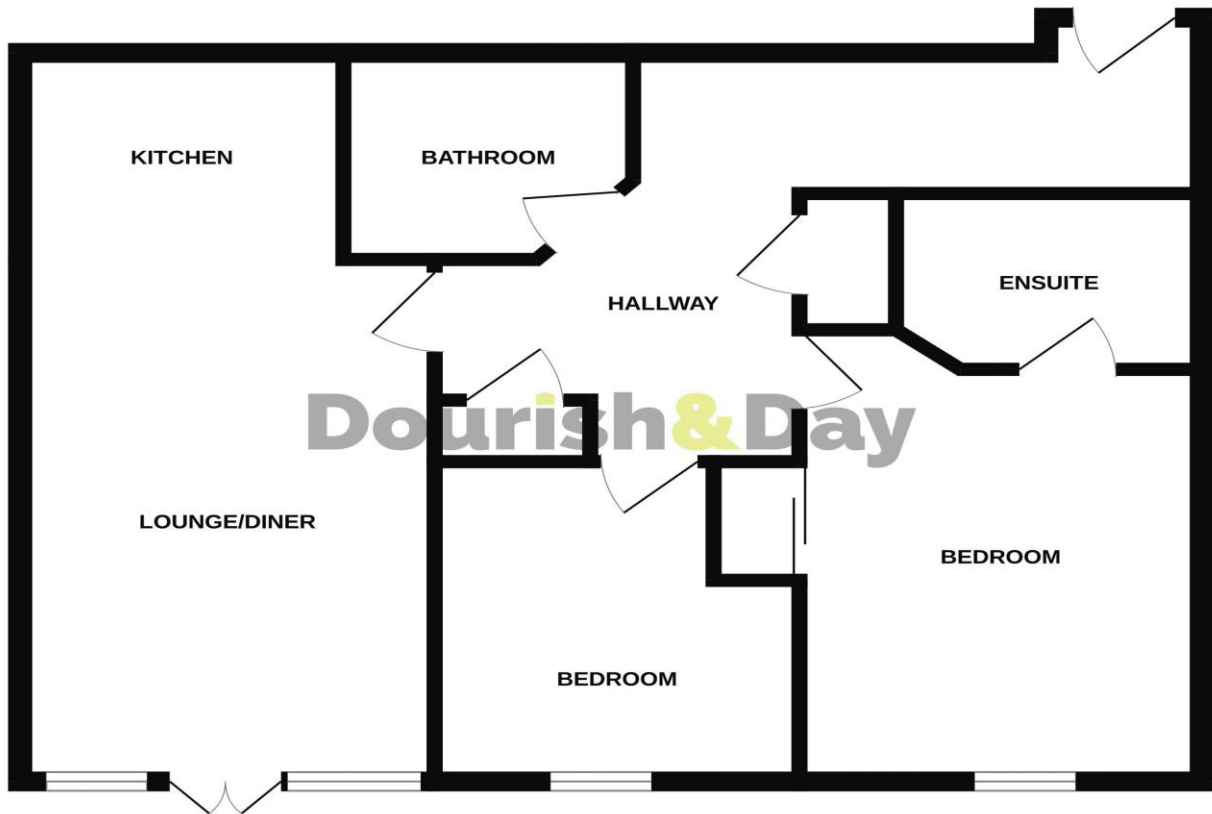
Having a white suite which includes a shower cubicle with fitted shower, pedestal wash hand basin with mixer tap and WC. Ceiling spot lights, electric chrome heated towel radiator.

Outside

The apartment block benefits from being centrally located close to the town centre of Stafford and has a gated parking area providing an allocated space for this apartment.



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating 92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84	88

Full energy efficient - Higher energy costs
England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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