



£185,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway  
Stafford Staffordshire



***Do you dream of the perfect kitchen for entertaining? Well, this stunning 2 bedroom ground floor apartment can offer you not only a gorgeous kitchen but a full compliment of built in Neff appliances to boot!***

Set in the heart of Stafford the St George's Mansion development offers modern living in a stunning setting with attractive communal park and easy access to local shops, the M6 and Stafford train station with mainline links to Manchester, London and Liverpool. Accommodation comprises contemporary kitchen/dining space, a living room with door opening to your own patio area, master bedroom with en-suite, a further double bedroom, and modern bathroom. The apartment is located within minutes of Stafford town centre and also comes with 2 allocated parking spaces.

- Superb 2 Double Bed Ground Floor Apartment
- En-Suite Shower Room & Bathroom
- Spacious Contemporary Dining Kitchen
- Two Designated Parking Spaces
- Own Private Ground Floor Entrance
- Walking Distance To Station & Town Centre

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

With secure phone door entry system, modern panel heater, and doors off to:

## Kitchen/Diner 18' 6" x 10' 3" (5.65m x 3.12m)

This great kitchen diner with its impressively high ceiling makes a great bright and usable space for entertaining. With a range of dove grey wall and base units with granite work surfaces over with inset stainless steel sink unit. Tiled floor, modern panel heater and two large double glazed sash windows, complimented by a range of 'Neff' appliances including double oven, microwave and warming drawer, fridge/freezer, dishwasher and washer dryer mean this kitchen does live up to expectation.

## Living Room 11' 2" x 15' 2" (3.40m x 4.63m)

With modern panel heater, TV aerial points, upvc double glazed door to the front offering an attractive patio seating area ideal for a Summer's evening.

## Bedroom One 13' 9" x 9' 4" (4.18m x 2.85m)

With double mirror wardrobe, modern panel heater, double glazed sash window and door to:



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## En-suite

Having a suite comprising of a large walk in shower enclosure, vanity unit with wash hand basin and WC. Extractor fan and modern panel heater.

## Bedroom Two 10' 4" x 11' 7" (3.14m x 3.52m)

With modern panel heater and double glazed sash window to front.

## Bathroom

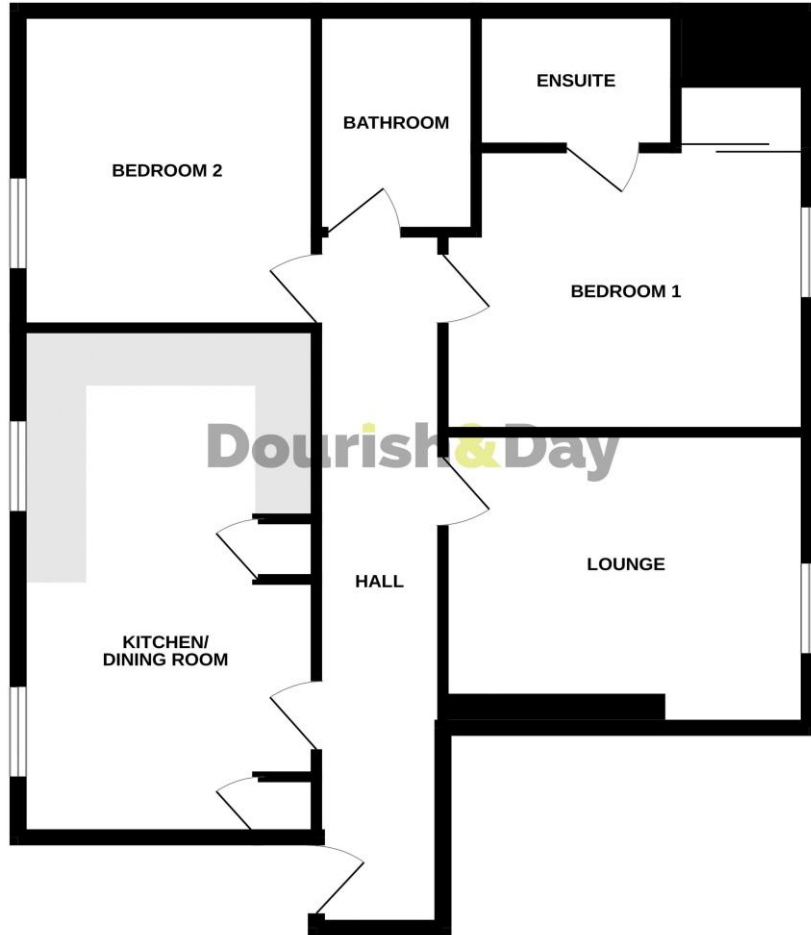
Having a modern bathroom suite with tiled surrounds including a panelled bath with shower over and vanity unit with wash hand basin and WC. Mirrored vanity cabinet with light and white heated towel rail.

## Communal Gardens

The property is located on the ground floor and has its own private entrance door and seating area. Communal gardens surround the property and we understand that the property benefits from two allocated parking spaces.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

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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