



£155,000

KEY TENURE: Leasehold

≡ EPC RATING: B

£ COUNCIL TAX BAND: B

Stafford

Pearl Brook Avenue
Stafford Staffordshire



If you're looking for a spacious, modern, ground floor apartment with two double bedrooms and within walking distance to Stafford Town Centre's array of shops and amenities then we've got you covered!

This fantastic ground floor apartment has a parking space and internally comprises of an entrance hallway, spacious open plan lounge diner and fitted kitchen with built in appliances, refitted shower room with double shower cubicle and two double bedrooms with bedroom one having an En-suite shower room. This ground floor apartment would suit a variety of buyers and enjoys easy access to the nearby Stafford mainline railway station for the regular commuter. This property is being offered with No Upward Chain!

- Spacious Ground Floor Apartment
- Two Double Bedrooms & En-Suite
- Additional Refitted Shower Room
- Spacious Open Plan Lounge Diner & Kitchen
- Walking Distance To Stafford Town Centre
- Walking Distance To Mainline Railway 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 Entrance Hallway

Composite door leading to:

Entrance Hallway

Having a radiator, storage cupboard and airing cupboard.

Open Plan Lounge And Dining Kitchen 21' 9" max x 12' 6" (6.62m x 3.82m max)

A spacious, light, well presented lounge diner and kitchen area comprising of wall mounted units extending to base and eye level with integrated fridge freezer, oven/grill and washing machine. Worktops incorporating a four ring gas hob with cooker hood over, stainless steel sink drainer with chrome mixer tap and a wall mounted gas central heating boiler. Tiled flooring, numerous down lights, two double glazed windows to the side elevation, two radiators and double glazed window to the front elevation. Doors leading to bedrooms and shower room.



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Bedroom One 11' 9" x 8' 9" (3.59m x 2.66m)

A double bedroom having a radiator, double glazed window to the front elevation and built in wardrobe.

En-suite 5' 5" x 5' 1" (1.64m x 1.54m)

Having a suite comprising of a tiled shower cubicle with mains fed shower, pedestal wash hand basin with chrome mixer tap and low level WC. Shaver point, chrome towel radiator, tiled walls and flooring.

Bedroom Two 11' 9" x 7' 4" (3.59m x 2.24m)

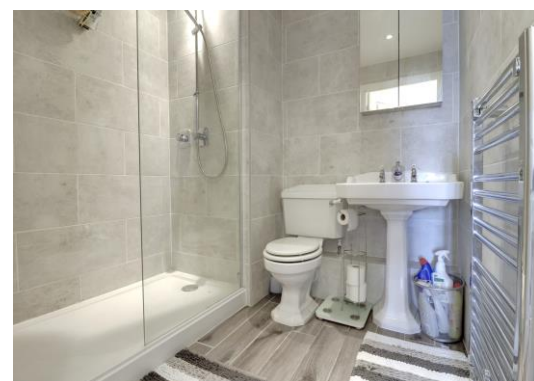
A second double bedroom having a radiator and double glazed window to the rear elevation.

Shower Room 6' 2" x 7' 1" (1.87m x 2.15m)

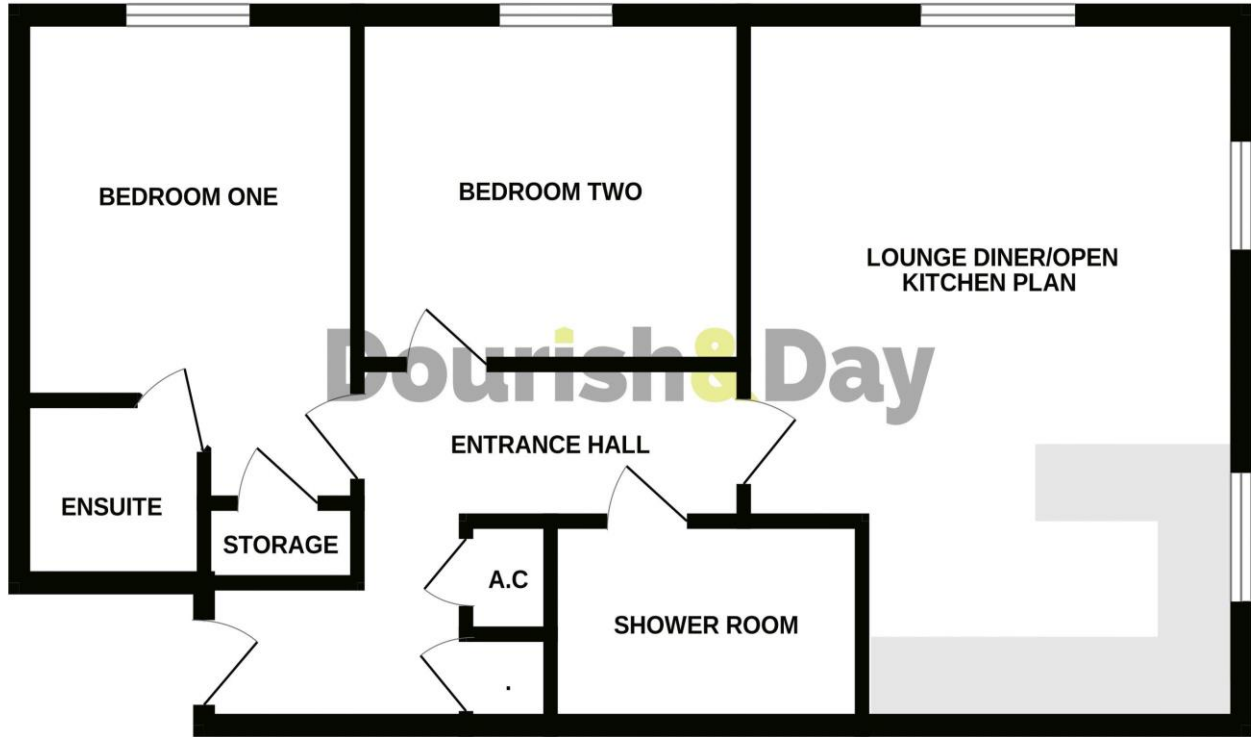
Modern refitted shower room comprising of a double walk in shower cubicle with glass screen housing a mains fed shower, traditional style pedestal wash hand basin and low level WC. Chrome towel radiator, wood effect tiled flooring, downlights and tiled walls.

Outside

A communal garden to the front with path leading to the communal entrance and intercom system to the apartments. To the rear there is a further communal garden and a single designated parking space.



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



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