



£160,000

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

Stafford

Tower Place St. Georges Parkway
Stafford Staffordshire



Experience town centre living at its best! This ground floor apartment is perfectly positioned right in the heart of Stafford, offering an unbeatable location just steps from all the amenities the town has to offer.

Surprisingly spacious, this modern apartment is set within a contemporary building and boasts a welcoming entrance hall, a bright living room, a well-appointed separate kitchen/diner, two generously sized bedrooms, and a bathroom. The property is nestled within well-maintained communal grounds and includes two allocated parking spaces, though with everything you need just a short stroll away, you might rarely use them! This fantastic apartment is well worth a closer look, so don't miss out—call us today to arrange your viewing.

- Two Bedroom Ground Floor Apartment
- Large Living Room & Separate Kitchen/Breakfast
- Two Double Bedrooms & Bathroom
- A Short Walk To Stafford's Town Centre
- Modernised Throughout
- Perfect Contemporary Home For First Time Buyers

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

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Living Room 17' 2" x 13' 1" (5.22m x 4.00m)

A large living room, having a radiator, sash window to the front elevation.

Kitchen & Dining Space 11' 7" x 8' 6" (3.54m x 2.60m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel sink/drainer with a chrome mixer tap and a range of appliances including a fitted oven/grill, 4-ring gas hob with extractor hood, having spaces for further kitchen appliances. The room also benefits from a further sash window to the front elevation, a radiator, and vinyl flooring.

Inner Hallway

Having a useful built-in cupboard and providing access to both bedrooms & bathroom.



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Bedroom One 11' 8" x 8' 3" (3.55m x 2.52m)

A spacious double bedroom, having a radiator, a built-in wardrobe and a double glazed sash window to the rear elevation.

Bedroom Two 11' 11" x 8' 4" (3.62m x 2.55m)

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

Bathroom 6' 10" x 5' 8" (2.09m x 1.72m)

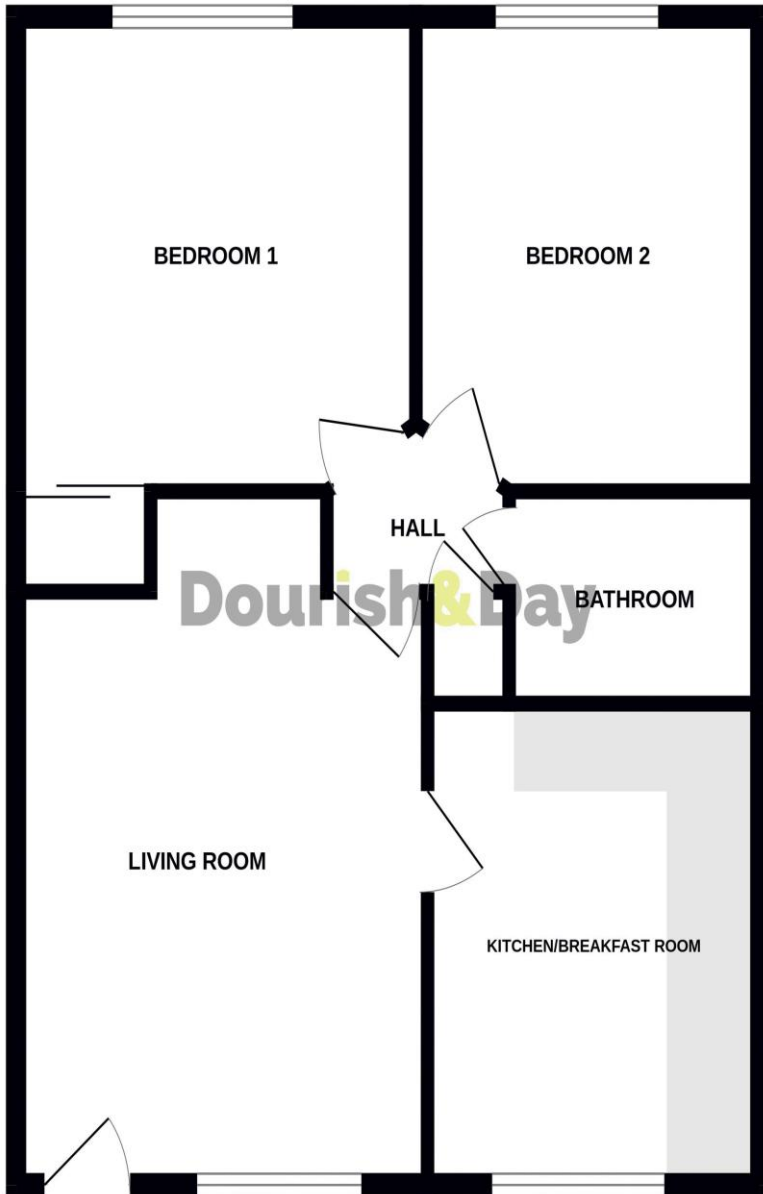
Fitted with a white suite comprising of a panelled bath with chrome mixer-fill tap & shower over with screen, a pedestal wash hand basin with chrome mixer tap and a low-level WC. The room also benefits from having part-ceramic tiling to the wall surfaces, tiled effect vinyl flooring, inset ceiling downlighting and a towel radiator.

Externally

Tower place is situated in the grounds of the grade II listed St. Georges mansions building and has immaculately kept grounds and a large parking area servicing all the apartments where there are two allocated parking spaces specifically for this apartment.



GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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