



£110,000

🔑 TENURE: **Leasehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

Stafford

Marsh House Marsh Street
Stafford Staffordshire ST16



This attractive two-bedroom first floor apartment is offered with NO ONWARD CHAIN, for ease of purchase and is located in a gated development with an allocated parking space. The apartment is great too for investors, first time buyers or anyone looking to downsize.

Located only a short walk into Stafford town centre where you will find an array of amenities including shops, bars, and restaurants. For those buyers needing to commute for work Stafford has its own main line train station and excellent road networks including the M6 motorway. Internally the apartment comprises of an entrance hallway, large open plan kitchen, dining, living room, two bedrooms with the principal bedroom boasting an en-suite shower room and a family bathroom.

- Modern First Floor Apartment
- Open-Plan Kitchen, Dining, Living Room
- Two Bedrooms
- En-Suite Shower Room & Bathroom
- Ideal First Time Buyers Home, or Investment Property
- No Onward Chain, For Ease of Purchase

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed via a secure entrance door, and having wood effect flooring, a double glazed window.

Open-Plan Kitchen, Dining, Lounge Area 17' 11" x 12' 4" (5.46m x 3.76m)

Featuring a kitchen area fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap. Appliances include a fitted oven/grill, and hob with extractor hood above. The open-plan area also features wood effect flooring with underfloor heating throughout, a double glazed window in the kitchen area, and a double glazed double doors opening on to a Juliet style Balcony.

Bedroom One 8' 8" x 14' 9" (2.65m x 4.49m)

A double bedroom, again featuring underfloor heating, a double glazed window to the front elevation, and a double glazed door leading on to a Juliet style Balcony. There is a further internal door off, leading through to the En-suite.



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Bedroom One En-Suite 6' 4" x 4' 10" (1.94m x 1.47m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a tiled double walk-in shower cubicle. In addition, there is also laminate flooring, again with underfloor heating.

Bedroom Two

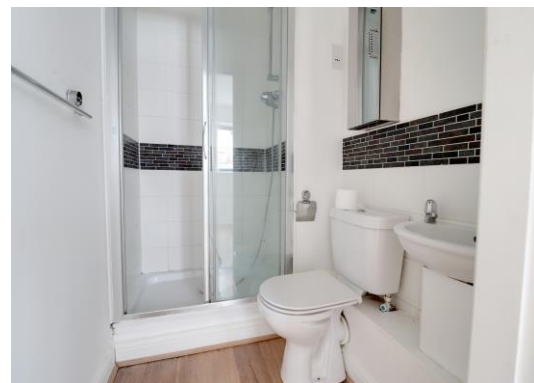
Double glazed window and under floor heating.

Bathroom 6' 5" x 5' 7" (1.96m x 1.71m)

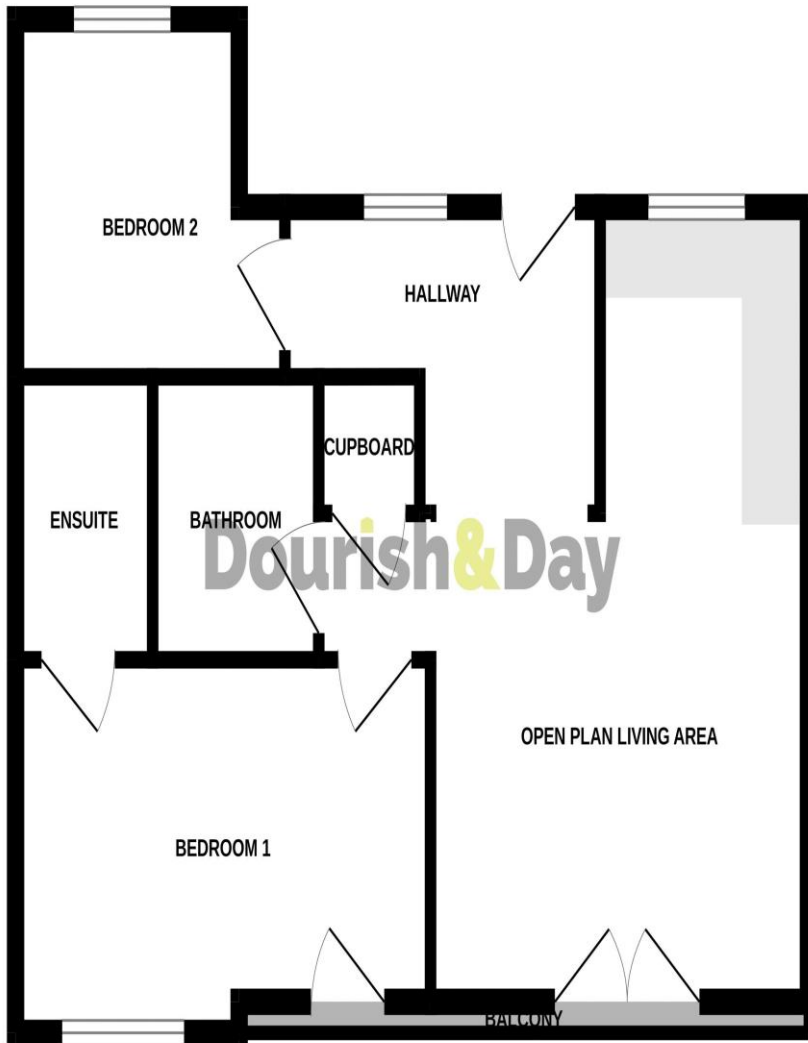
Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer fill tap, and hand-held shower attachment. Laminate flooring with underfloor heating.

Externally

The Apartments are accessed via a secure gated entrance which in turn leads on to the parking area for this property where there is the added bonus of one 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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Energy Efficiency Rating		Current	Potential
<small>Energy efficiency is based on the following scale:</small>			
A	92-100		
B	81-91		
C	69-80	73	74
D	55-68		
E	39-54		
F	13-38		
G	1-12		
<small>For more information on energy efficiency ratings visit www.gov.uk</small>			
England & Wales		EU Directive 2002/91/EC	

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