



£110,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

## Stafford

Sandon Mews  
Stafford Staffordshire



***An excellent opportunity awaits first-time buyers, investors, or those looking to downsize!***

This first-floor, one-bedroom apartment is perfectly situated in a well-regarded location, close to Stafford Town Centre with its array of shops, amenities, and mainline train station. Outside, the property benefits from off-road parking and access to well-maintained communal gardens, providing a peaceful setting. Step inside to find a welcoming entrance hallway leading to a spacious lounge/diner, a fitted kitchen, a generously sized double bedroom, and a bathroom. With no upward chain, this property is ready for its new owners. Call us today to arrange your viewing appointment and seize this fantastic opportunity!

- First Floor One Bedroom Apartment
- Entrance Hallway & Fitted Kitchen
- Good Sized Lounge Diner & Double Bedroom
- Off-Road Parking & Communal Gardens
- Allocated Parking Space
- Close To Stafford Town Centre & Amenities

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 Hall

Accessed through a double glazed entrance door, having a storage cupboard, stairs to the first floor landing and wall mounted electric heater.

## Landing

Having loft access and a floor mounted electric heater.

## Living/Dining Room 14' 8" x 11' 2" (4.47m x 3.4m)

A spacious living/dining room having a wall mounted electric heater, wood effect laminate flooring, downlights and double glazed window to the rear elevation.



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## **Kitchen** 9' 8" x 11' 1" max (2.94m x 3.37m max)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Built in cooking appliances include an oven and electric hob with cooker hood over. The room also has space for further appliances, tiled splashbacks, wood effect laminate flooring, a storage cupboard and double glazed window to the front elevation.

## **Bedroom** 12' 2" x 9' 4" (3.71m x 2.84m)

A spacious double bedroom having a floor mounted electric heater, wood effect laminate flooring and double glazed window to the rear elevation.

## **Bathroom** 5' 6" x 6' 9" (1.68m x 2.06m)

Having a white suite comprising of a panelled bath with electric shower over glazed screen and chrome taps, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath, close coupled WC, part tiled walls, tiled flooring, downlights and double glazed window to the front elevation.

## **Communal Grounds**

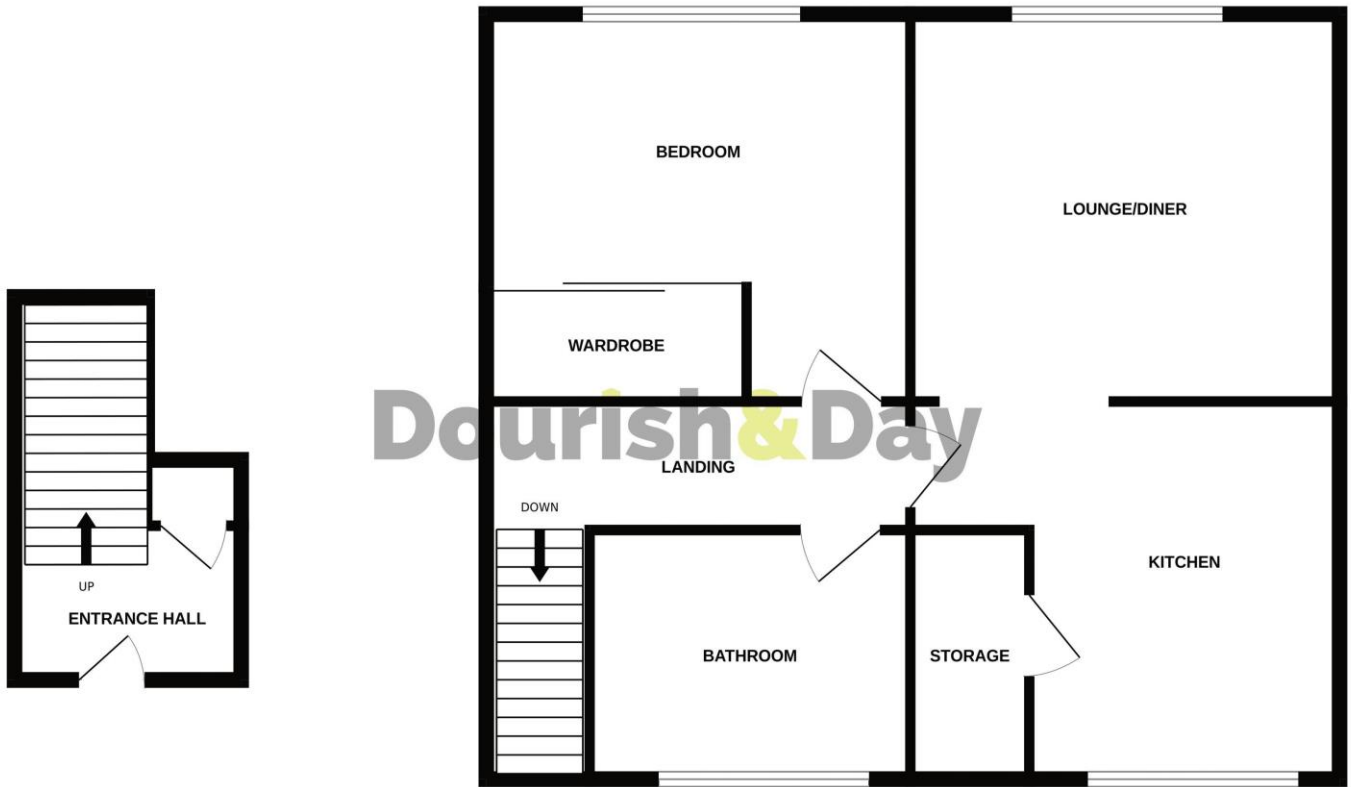
There is an allocated parking space and communal gardens to the property.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating	
Energy efficiency class - lower ranking costs	Current Potential
92-100 A	
81-91 B	
69-80 C	
55-68 D	71
39-54 E	
21-38 F	
1-20 G	77

All energy efficient - higher ranking costs  
 England & Wales EU Directive 2002/91/EC  
 BMM EP-CAL.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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