



£160,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## St. Georges Parkway Stafford

St. Georges Mansions St. Georges Parkway  
Stafford Staffordshire



**Beautifully presented throughout, this charming one-bedroom ground floor apartment, constructed by Shropshire Homes in 2018, is set within a stunning Grade II listed building, just a short stroll from Stafford town centre which has an array of shops and amenities and a mainline train station making this perfect for the commuter.**

One of the few apartments to boast its own private entrance, this residence offers a perfect blend of character and modern living. The accommodation features an inviting entrance hall, an open plan living, dining, and kitchen area with integrated appliances, a spacious double bedroom, and a sleek, contemporary bathroom. Ideal for first-time buyers or those looking to downsize, this is an opportunity not to be missed. Call us today to book your viewing!

- Modern Ground Floor Apartment
- Open-Plan Living, Kitchen & Dining Area
- Double Bedroom & Contemporary Bathroom
- Designated Parking Space & Own Entrance
- Walking Distance To Town Centre & Railway Station
- Ideal For First Time Buyers & Downsize

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 an entrance door having an electric radiator and intercom system.

## Living/Dining/Kitchen 16' 6" x 21' 9" (5.02m x 6.64m)

A large open plan living area with the kitchen comprising of 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. Range of built-in cooking appliances including an oven with an electric hob and cooker hood over and space for plumbed appliances. Part wood effect laminate flooring and part carpet, two wall mounted electric heaters, double glazed window to the rear elevation and double glazed door to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Bedroom One** 15' 11" x 8' 10" (4.85m x 2.70m)

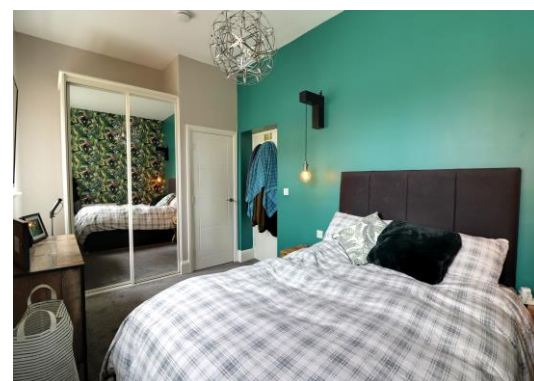
A spacious double bedroom having fitted double wardrobes with clothes rail, airing cupboard, wall mounted electric heater and two double glazed sash windows leading to the side elevation.

## **Bathroom** 8' 10" x 5' 8" (2.70m x 1.72m)

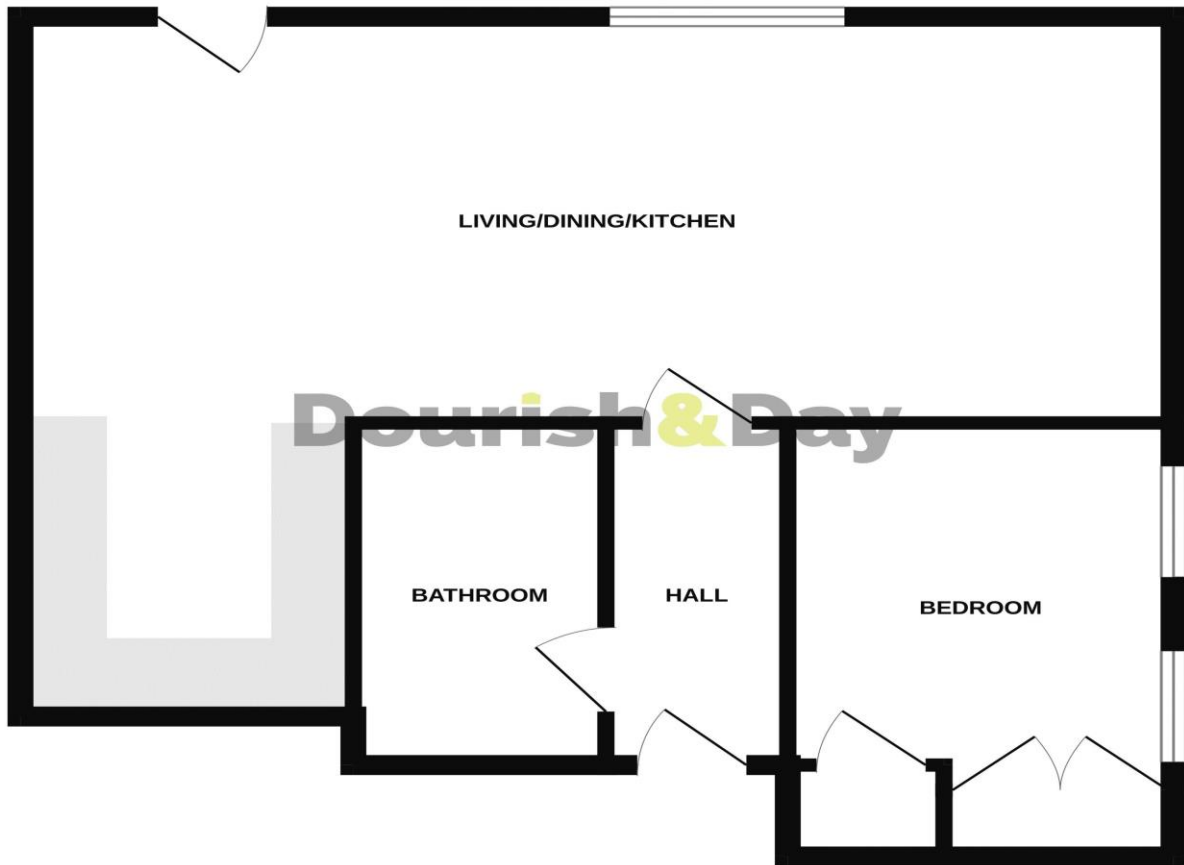
Having a white suite comprising of a panel bath and mains fed shower with glazed shower screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Splashback walls, wood effect vinyl flooring, wall mounted electric heater and downlights.

## **Communal Areas**

There are communal gardens and a park, access through a communal door way leads into a communal hall. The property has its own private entrance door located at the rear of the apartment.



## 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.  
Made with Metrofix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk