



£125,000

🔑 TENURE: **Leasehold** 📊 EPC RATING: **D** 💰 COUNCIL TAX BAND: **A**

Stafford

Rydal House Corporation Street
Stafford Staffordshire



This charming two bedroom, second-floor apartment boasts timeless Art Deco style and is conveniently located just a short walk from Stafford Town Centre. The apartment features a communal entrance with stairs to all floors.

Inside, you'll find an entrance hall leading to a generous living room, complete with a private balcony offering scenic views of the surrounding area. The property also includes a kitchen/diner, two well-proportioned double bedrooms, and a modern shower room. With double glazing and gas central heating, the apartment ensures comfort year-round. A communal parking area is available for residents, providing added convenience. This property is ideal for first-time buyers or as an investment opportunity. Don't miss your chance to secure this apartment in a sought-after location!

- Spacious Art Deco Styled Apartment
- Two Bedrooms, Modern Shower Room
- Large Living Room With Private Balcony
- Kitchen/Dining Room
- Double Glazing & Gas Central Heating
- Ideal For First-Time Buyers & Investors

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 through a glazed panelled entrance door and having two useful built-in storage cupboards, a radiator and internal doors off, providing access to;

Living Room 14' 9" x 12' 8" (4.49m x 3.87m)

A spacious reception room, having a gas fire, a radiator, two double glazed windows, and a double glazed door leading out onto a balcony.

Kitchen & Dining Space 16' 0" x 8' 1" (4.88m x 2.47m)

Fitted with a range of cupboards & drawers with a worktop which incorporates a stainless steel sink/drainer and having spaces for kitchen appliances. The room also has a radiator, a wall mounted gas central heating boiler, and three double glazed windows to the rear elevation.

Bedroom One 11' 11" x 12' 8" (3.62m x 3.86m)

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



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Bedroom Two 7' 5" x 11' 6" (2.27m x 3.50m) maximum measurements

A second good sized bedroom, having a double glazed window to the front elevation and a radiator.

Shower Room 6' 10" x 8' 0" (2.09m x 2.44m)

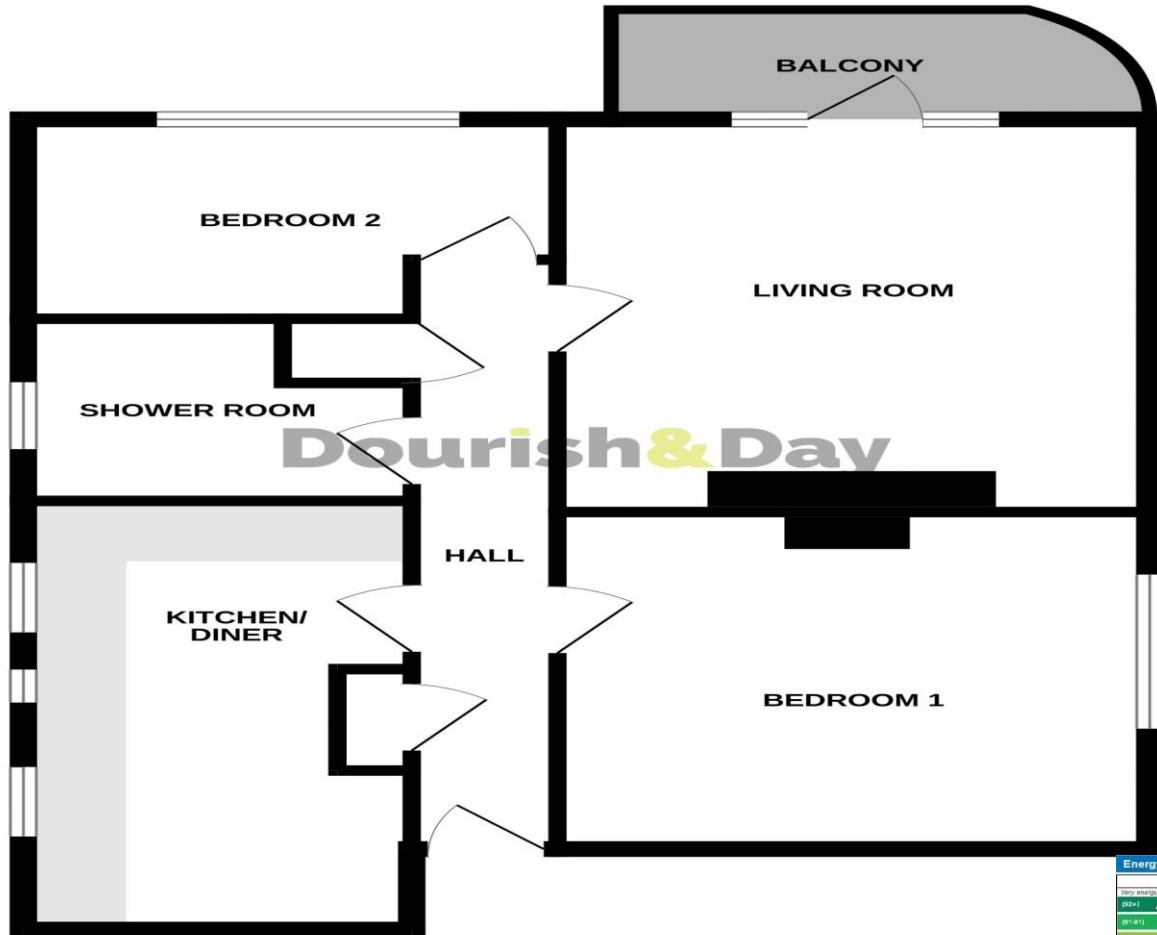
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin and a tiled shower cubicle fitted with a mains-fed shower. There is also tiling to the walls, a radiator and a double glazed window to the rear elevation.

Externally

Rydal house is situated just off Corporation Street and sits within well maintained communal gardens with the benefit of communal parking to the rear of the properties specifically for residents use.



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Very energy inefficient - highest running costs			
			75
		58	

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu

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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