



£145,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: B

St. Georges Parkway Stafford

Crooked Bridge Court St. Georges Parkway
Stafford Staffordshire ST16



Get ready to be impressed by this stunning top-floor apartment! From the moment you step inside, you'll be captivated by the impeccable presentation and stylish design!

But it's not just the interior that will amaze you—this apartment boasts an unbeatable location right in the heart of Stafford Town Centre, just off Queensway. With shops, restaurants, pubs, and the train station all within walking distance, convenience is at your doorstep. If you need to travel further, there's communal parking available right outside. The apartment itself features a welcoming entrance hallway, two spacious double bedrooms, an en-suite shower room, a modern family bathroom, and an expansive open-plan living/dining area that flows seamlessly into the contemporary kitchen. This is an incredible opportunity to own a beautiful apartment in a prime location, so don't miss out—call us today to book your viewing!

- Luxury Top Floor Apartment
- Huge Lounge/Diner with Modern Fitted Kitchen
- Two Well Proportioned Bedrooms
- En-Suite Shower Room & Separate Bathroom
- Communal Parking & Grounds
- Superb Access to Stafford Town Centre & Train Station

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 Hallway

With an entrance door, telephone door intercom system, a built-in cupboard, an additional airing cupboard and wood effect laminate flooring.

Lounge / Diner 18' 4" x 12' 8" (5.58m x 3.86m)

A large reception room with a double glazed window to the front elevation, two radiators and a wide opening providing direct access to the kitchen area.

Kitchen 6' 2" x 9' 11" (1.89m x 3.03m)

Featuring a matching range of wall, base and drawer units with fitted worktops over which incorporates a one and a half bowl sink/drain unit with mixer tap. Additional features include a range of integrated appliances which consist of an oven, hob with hood over, fridge/freezer and a washing machine.



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Bedroom One 12' 0" x 8' 8" (3.65m x 2.64m)

A double bedroom with a double glazed window to the front elevation, a radiator and a built-in cupboard.

En-suite 5' 5" x 5' 1" (1.64m x 1.54m)

With tiled flooring, an electric shaver point, part tiled walls and a white suite which consists of a WC, a pedestal wash hand basin with mixer tap and a tiled shower cubicle.

Bedroom Two 12' 0" x 7' 3" (3.65m x 2.22m)

A second double bedroom with a double glazed window to the front elevation, a radiator and a built-in cupboard.

Bathroom 6' 2" x 9' 3" (1.88m x 2.83m)

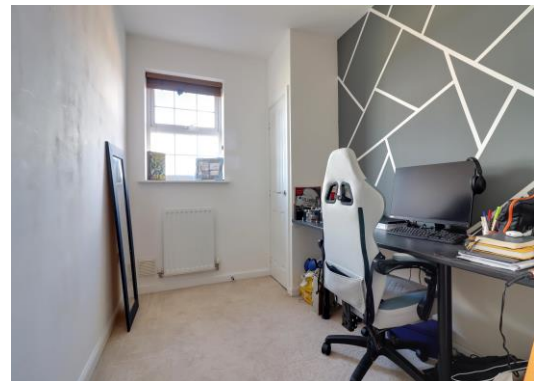
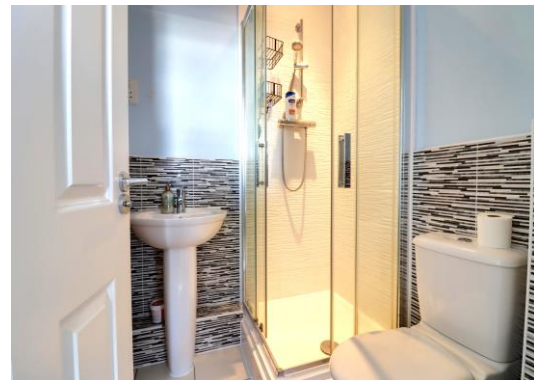
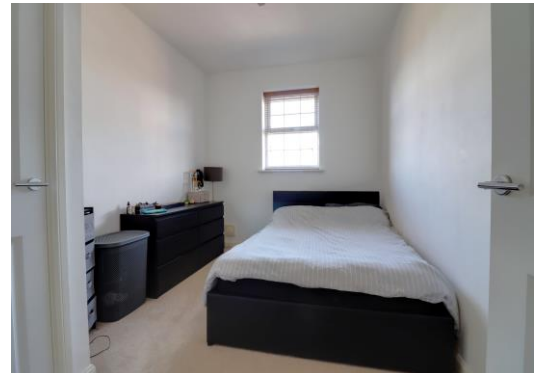
With tiled flooring, ceiling spotlights, part-tiled walls, a heated towel radiator and a white suite consisting of a WC, a pedestal wash hand basin and a panelled bath with shower over.

Externally

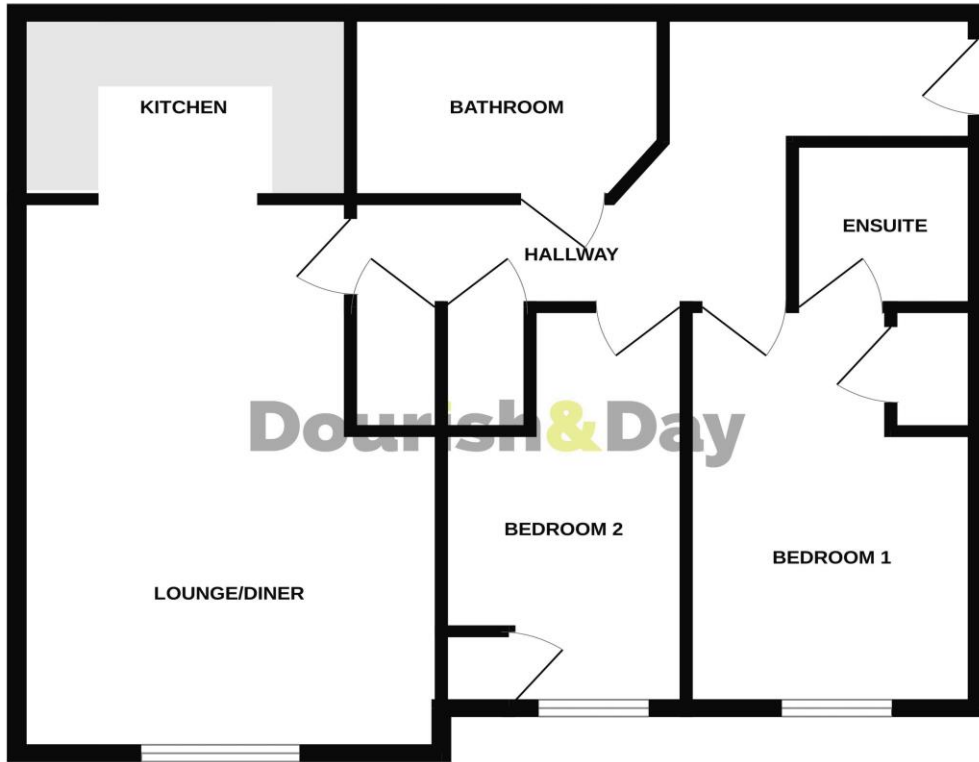
This property forms part of a complex of apartments and features communal grounds and communal parking spaces.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

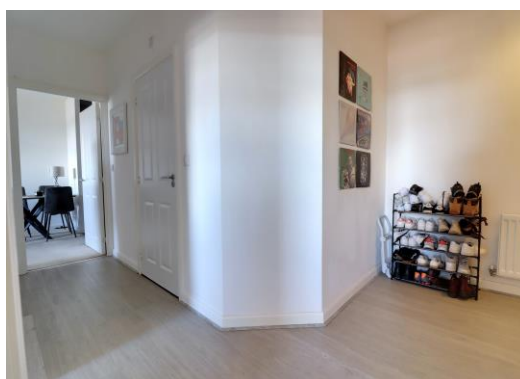
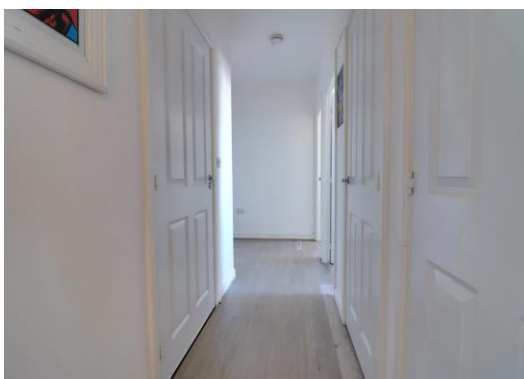


GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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