




**75% Shared  
Ownership £97,000**

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: B

## Penkrige Stafford

Pencric Tildesley Close Penkrige  
Stafford Staffordshire



*Designed specially for the Over 55's, Pencric is that perfect residential development where you'll have plenty of company yet still have your own front door meaning there will never be an issue with you having your own space too.*

Having lots of facilities on-site including a Lounge/Bar, Restaurant, Fitness Suite/Games Room and hairdressing salon to name a few, you'll have plenty to keep you occupied. This delightful one bedroom shared ownership apartment (for 75% Share) offers good sized living accommodation which includes a lounge/diner also having a door to balcony, perfect for morning coffee. A modern fitted separate kitchen, the bedroom is very spacious and the wet room is well fitted out. A guest room is also available for visitors/family relatives and the development also has a 24hour call system.

- Superb Over 55's Retirement Apartment
- Great Balcony Off Living Room
- 75% Shared Ownership Basis
- Excellent Facilities Available To Residents
- Vacant Possession & No Upward Chain
- One Bedroom & Shower Room

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

hellopenkrige@dourishandday.co.uk



## Communal Entrance Hallway

Having the reassurance of intercom access, two communal reception areas and hallways with stairs and lift to the first floor.

## Entrance Hall

A bright & inviting entrance hallway, having two useful built-in storage cupboards, and internal doors off, to;

## Lounge 16' 11" x 15' 0" (5.15m x 4.57m)

A spacious & light dual-aspect reception room having a double glazed window to the side elevation, and a double glazed window and door to feature balcony with decked base & railings to the surround.

## Kitchen 9' 11" x 9' 3" (3.03m x 2.83m)

Fitted with a modern & contemporary style range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & chrome mixer tap. Appliances include; halogen hob with stainless steel extractor hood over, fitted electric oven/grill, and spaces to accommodate further kitchen appliances. In addition, there is ceramic splashback tiling to the walls, inset



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ceiling spotlighting, ceramic tiled floor, and a double glazed window to the front elevation.

### **Bedroom** 15' 0" x 12' 0" (4.58m x 3.67m)

A bright and spacious double bedroom, having a double glazed window to the rear elevation.

### **Shower Room** 9' 5" x 8' 0" (2.86m x 2.43m)

Fitted with a modern white suite comprising of a low-level WC, a contemporary style bowl sink with chrome mixer tap, and a fully tiled open shower area housing a mains fed shower. In addition, there is tiling to the walls & floor, inset ceiling spotlighting, a chrome towel radiator, and a wall mounted mirrored cabinet.

### **Externally**

Superbly maintained communal gardens surround the complex with various seating areas and within a 5 minute walk to Penkridge High Street.

### **Additional Information**

Living at Pencric ensures security and gives peace of mind because there is always someone at the end of a call button. It also provides a social life and "health and wellbeing" through gym membership, social areas, restaurant and bar, roof terrace and gardens. No more problems of running your own property, calling in gardeners, window cleaners etc.

### **Eligibility Criteria**

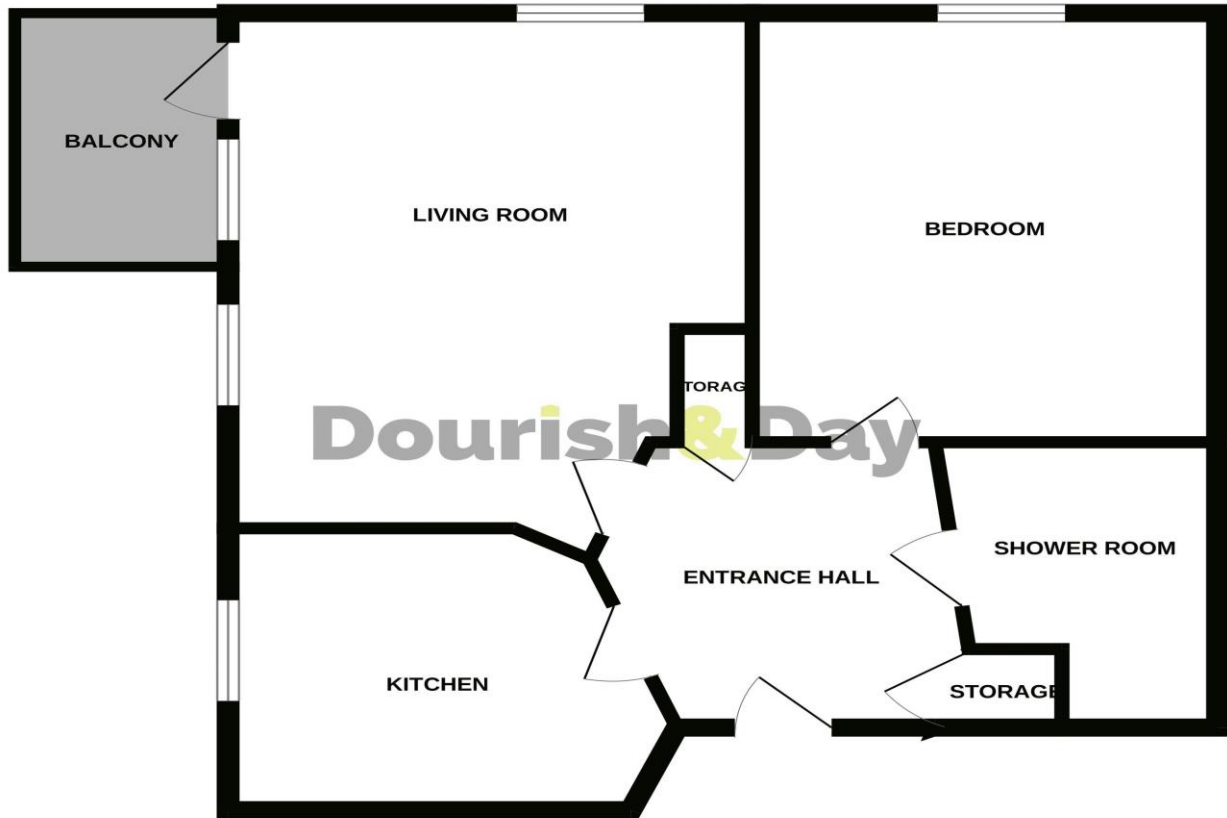
The retirement apartment at Pencric is administered by South Staffordshire Housing Association and any purchaser must be able to meet the following eligibility criteria: You must be at least 55 years of age. You must have a sale agreed on your own property. (This Local Connection Criteria can be flexible so call Dourish & Day on 01785 715555 to discuss) You will need to be approved by Orbit Help to Buy in order to purchase within this shared ownership scheme. You will need to provide SSHA Careplus with your ID and all financial information before being accepted into the scheme, as a maximum earnings limit is applicable.

### **Tenure**

The property is leasehold and the purchase price represents 75% share.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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