



**Shared Ownership**  
**£97,500**

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: B

## Penkrige Stafford

Pencric Tildesley Close Penkrige  
Stafford Staffordshire ST19 5FG



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 first floor retirement apartment for 75% shared ownership!!!, offers good sized living accommodation which includes a lounge/diner giving access to the kitchen, delightful balcony perfect for morning coffee and enjoying the delightful gardens. 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
- Spacious Lounge/Diner, Kitchen
- Superb Facilities Available To Residents
- 75% Shared Ownership, Sought After Village
- One bedroom & Wet Room
- Balcony

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 Hallway

Having doors to two useful storage cupboards.

## Living Room 15' 9" x 14' 10" (4.80m x 4.51m)

Having two radiators, double glazed window to side elevation, double glazed window to rear elevation and double glazed door to balcony.

## Balcony

Being decked with glass balustrade and chrome hand rails.

## Kitchen 10' 8" x 9' 3" (3.26m x 2.82m)

Having a smart cotemporary fitted kitchen with base and eye level units, fitted work surfaces incorporating a sink unit with tiled splash backs and chrome mixer tap. Fitted oven and hob with stainless steel hood over. Space for a washing machine, dishwasher and further space for fridge/freezer, tiled floor, spot lights to the ceiling and double glazed window to side elevation.



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## **Bedroom** 14' 10" x 12' 0" (4.52m x 3.67m)

Having a radiator and double glazed window to the rear elevation.

## **Shower Room** 9' 4" x 7' 11" (2.84m x 2.42m)

Having a tiled walk in shower area with shower over, wall mounted wash hand basin with a chrome mixer tap, low level w/c with enclosed system, chrome towel rad, tiled flooring, part tiled walls, ceiling spot lights and wall mounted mirror 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 purchase price represents a 75% share.



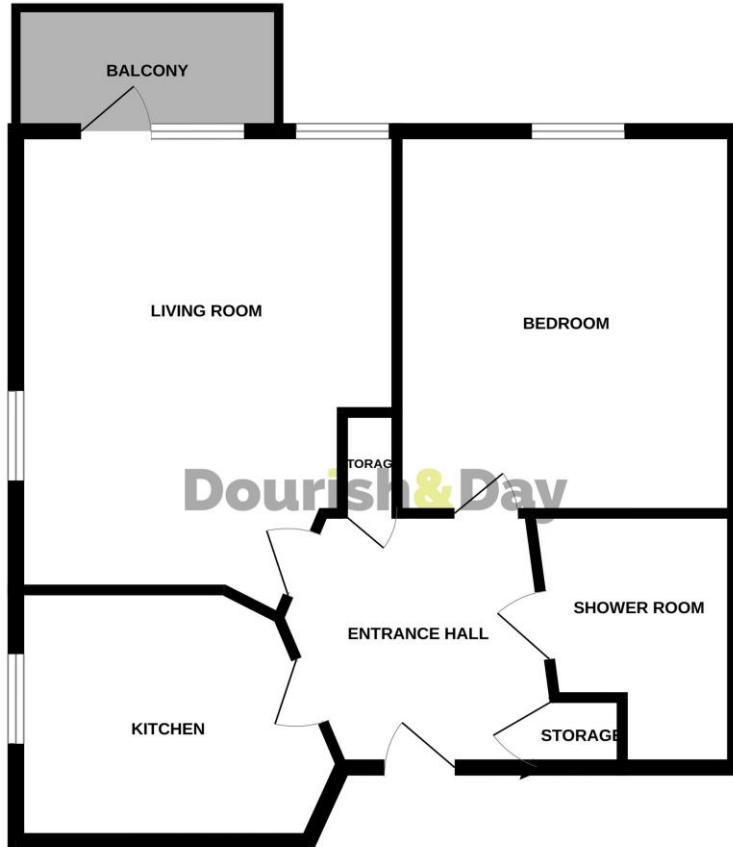
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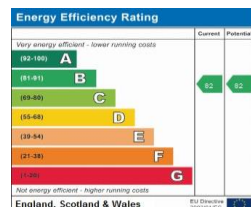
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GROUND FLOOR



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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