



Shared Ownership
35% Share £42,000

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: B

Penkrige Stafford

Swallow Place Penkrige
Stafford Staffordshire



Over 55's complex situated in this popular modern development on the outskirts of Penkrige Village. With great commuting links including the M6, M54 and train station.

Very convenient for local shops and amenities. The complex itself is managed by WHG providing on site communal rooms and well maintained facilities including gardens. The apartment is for sale with a 35% shared ownership. There is one bedroom, shower room, lounge and fitted kitchen along with a feature seating balcony.

- 35 % Shared Ownership Apartment
- Bedroom & Shower Room
- Over 55's With Communal Rooms
- Popular Village Location
- Convenient For Railway Station & M6
- Feature Balcony & Pleasant Outlook

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

hellopenkrige@dourishandday.co.uk



Apartment Communal Access

The apartment building is accessed via the parking area which has a secure intercom barrier. Entering the building leads to a secure intercom accessed through double glazed doors to the communal entrance hall leading to communal room facilities. There is the option of a lift or stairs to this first floor apartment.

Private Entrance Hall

An inviting entrance hall having laminate floor, radiator and two useful storage cupboards.

Living Room 12' 10" x 10' 8" (3.90m x 3.25m)

Having laminate floor, radiator, double glazed doors giving access to:

Balcony

The feature balcony has a glass balustrade, is decked and provides the perfect space for a small table and chairs.



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Fitted Kitchen 8' 0" x 7' 11" (2.45m x 2.41m)

A smart kitchen having a range of base and eye level units and fitted work surfaces with an inset sink unit, chrome mixer tap and matching upstands. Built-in oven, hob and stainless steel cooker hood over, washing machine and space for fridge/freezer.

Bedroom One 13' 5" x 11' 4" (4.10m x 3.45m)

Having built-in wardrobes with sliding mirror fronted doors, laminate floor and radiator. A double glazed door with double glazed window leads to the balcony.

Shower Room 7' 11" x 6' 5" (2.42m x 1.96m)

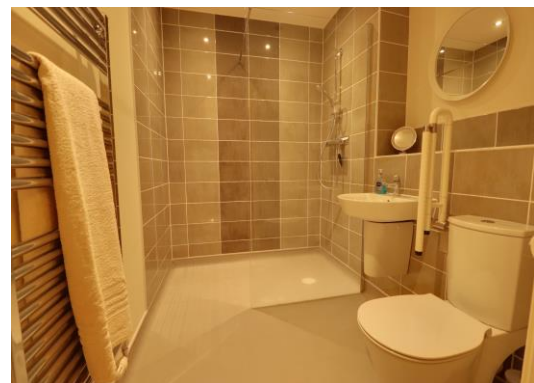
Having a tiled shower area in a wet room style with screen and fitted shower, wash hand basin with chrome mixer tap and low level WC. Chrome towel radiator, part tiled walls and recessed downlights.

Agents Note

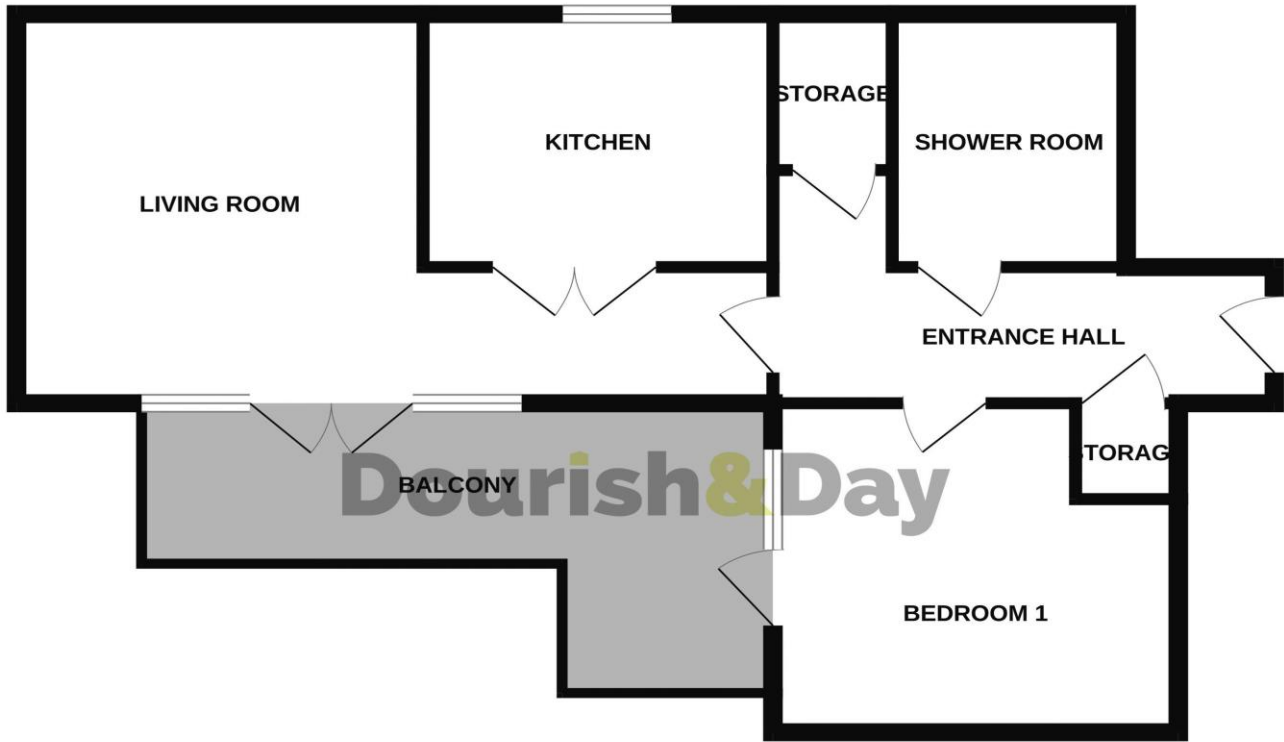
This Apartment is being sold on a 35% shared ownership basis. Rent & service charges are payable to Walsall Housing Group (WHG) current at £258.79 pcm rent and £158.95 per calendar month service charge. Please ask one of our Team, who will be able to provide you with further information. On-Site Parking is subject to availability, residents need to apply for an allocated space - there may be a waiting list.

Agents Note

Note: The property is offered for sale subject to the grant of probate. Applied for October 2023.



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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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			EU Directive 2002/91/EC



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