



**25% Shared
Ownership £42,500**

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: C

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 two bedroom ground floor retirement apartment for 25% shared ownership!!!, offers good sized living accommodation which includes a lounge/diner giving access to the kitchen, walk in bay window perfect for morning coffee and enjoying the delightful gardens. The bedrooms are 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
- Located On The Ground Floor
- Spacious Lounge/Diner, Kitchen
- Superb Facilities Available To Residents
- Two Spacious Bedrooms
- 25% Shared Ownership, Sought After Village

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

With two useful storage cupboards and an intercom access phone.

Living Room 17' 6" x 12' 3" (5.34m x 3.74m)

Having two radiators, an archway to the kitchen and a double glazed door with glazed panel to the rear paved seating area.

Kitchen 14' 8" x 8' 0" (4.48m x 2.44m)

Contemporary style kitchen with a range of base and wall units with fitted worksurfaces with tiled splash backs incorporating a sink unit with chrome mixer tap and integrated oven and hob with stainless steel cooker hood over. Space for a fridge freezer, plumbing and space for a washing machine and dishwasher. Tiled flooring, ceiling spotlights and double glazed window to front elevation.



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Bedroom One 16' 5" x 11' 4" (5.00m x 3.46m)

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

Bedroom Two 10' 6" x 9' 5" (3.19m x 2.88m)

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

Wet Room 9' 7" x 9' 5" (2.92m x 2.87m)

Contemporary style wet room with shower area, wash hand basin with chrome mixer tap, low level WC with concealed cistern, wall mounted mirrored cabinet, chrome towel radiator, ceiling spot lights, part tiled walls and tiled flooring.

Externally

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

Tenure

The Property is Leasehold, additional well being fees are applicable. Please contact us for further information.

Eligibility Criteria

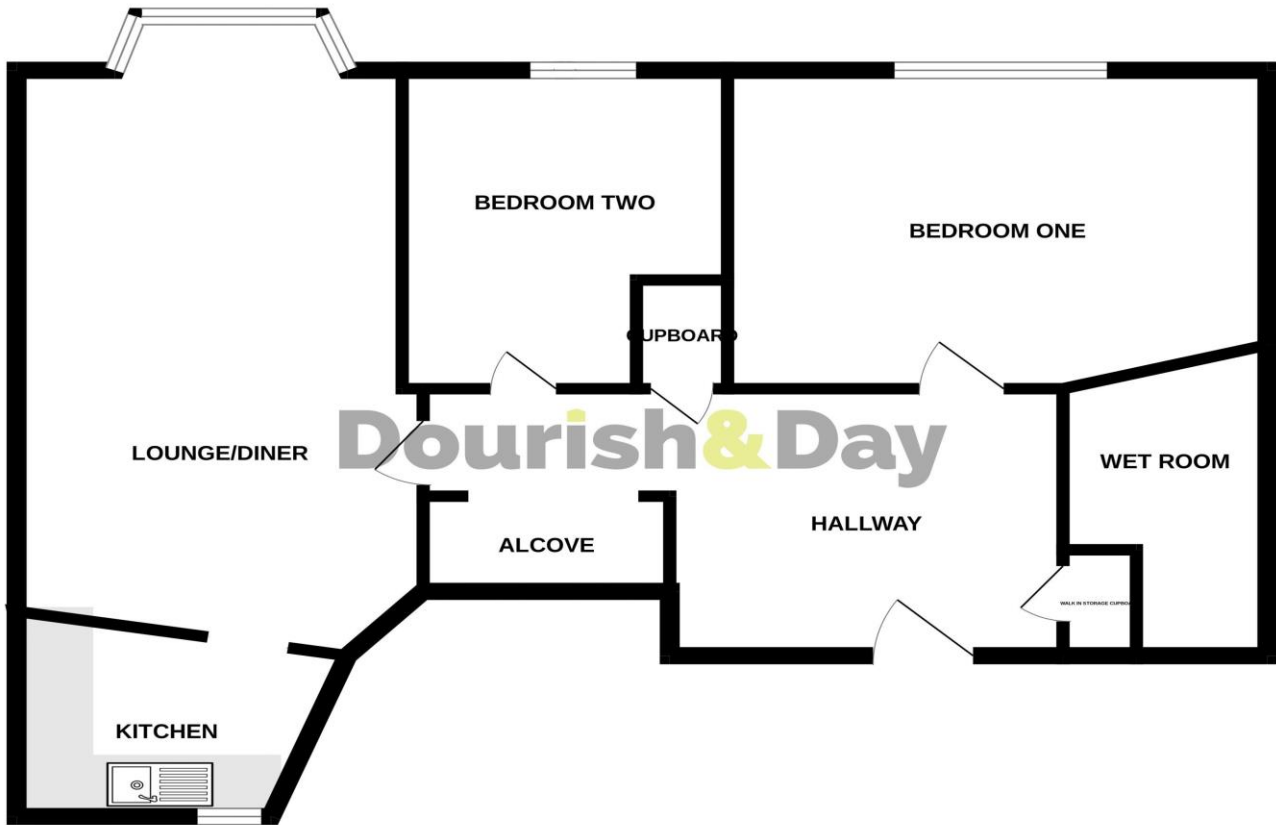
You must be at least 55 years of age.

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.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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