



**Shared Ownership**  
**75% £202,500**

 TENURE: Leasehold

 EPC RATING: B

 COUNCIL TAX BAND: C

## Stanford Close Penkridge

River View Stanford Close  
Penkridge Staffordshire



***A superb 75% shared ownership two double bedroom second floor apartment with NO RENT PAYABLE for the over 55's! Situated in the highly desirable Village of Penkridge, only a short walk to a comprehensive range of Village shops and amenities.***

Being exceptionally deceptive internally, comprising of a spacious entrance hallway with ample storage, large modern and contemporary wet room, good sized open plan lounge/diner and opening into a good sized luxury fitted Kitchen. There is a superb balcony with pleasant views. Surely to be popular in this location so book a viewing today!

- Over 55's 75% Shared Ownership Apartment
- No Rent Payable & No Upward Chain!
- Close To Village Shops & Amenities
- Two Bedrooms & Large Wet Room
- Open Plan Kitchen & Lounge Diner
- Feature Balcony & Pleasant Views

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Communal Entrance Hall

Being accessed via a secure intercom panel the entrance door leads to the communal hall which also gives access to the communal sitting room and dining area. A lift provides access to the second floor and a private entrance door leads to:

## Entrance Hall

A spacious and inviting entrance hall which includes a walk-in store/pantry and further additional storage cupboard.

## Living Room 18' 10" x 12' 11" (5.73m x 3.94m)

Having underfloor heating, open plan to the kitchen, double glazed window and door leads to:

## Balcony

Providing an outdoor space and having decking and wrought iron railings.



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## **Kitchen** 11' 11" x 7' 10" (3.62m x 2.39m)

The contemporary and luxurious kitchen includes a range of matching units extending to base and eye level with glazed display cabinets. Fitted work surfaces with inset sink unit, chrome mixer tap and tiled splashbacks. Range of integrated appliances including an oven, induction hob with stainless steel cooker hood over. Spaces for washing machine, dishwasher and fridge/freezer. Tiled floor and recessed downlights.

## **Bedroom One** 17' 4" x 11' 2" (5.29m x 3.41m)

A spacious main bedroom having fitted wardrobes, underfloor heating and double glazed window to the front elevation.

## **Bedroom Two** 13' 0" x 12' 0" (3.96m x 3.66m) - average measurements

Having underfloor heating and double glazed window to the front elevation.

## **Wet Room** 11' 9" x 7' 5" (3.59m x 2.26m)

A stunning, contemporary wet room having a tiled shower area with fitted shower, wash basin with a chrome mixer tap and WC with an enclosed cistern. Chrome towel radiator, tiled floor, part tiled walls, underfloor heating, recessed downlights, extractor fan and double glazed window to the front elevation.,

## **Outside**

To the front of the property, there is a communal parking area and to the rear and side, there are paved pathways, paved patio areas with benches and a variety of plants and shrubs.

## **Shared Ownership**

This apartment is available to purchase at a 75% share.

## **Eligibility Criteria**

An eligibility criteria application will need to be made to Homes plus group. Further details available upon request.

## **Tenure**

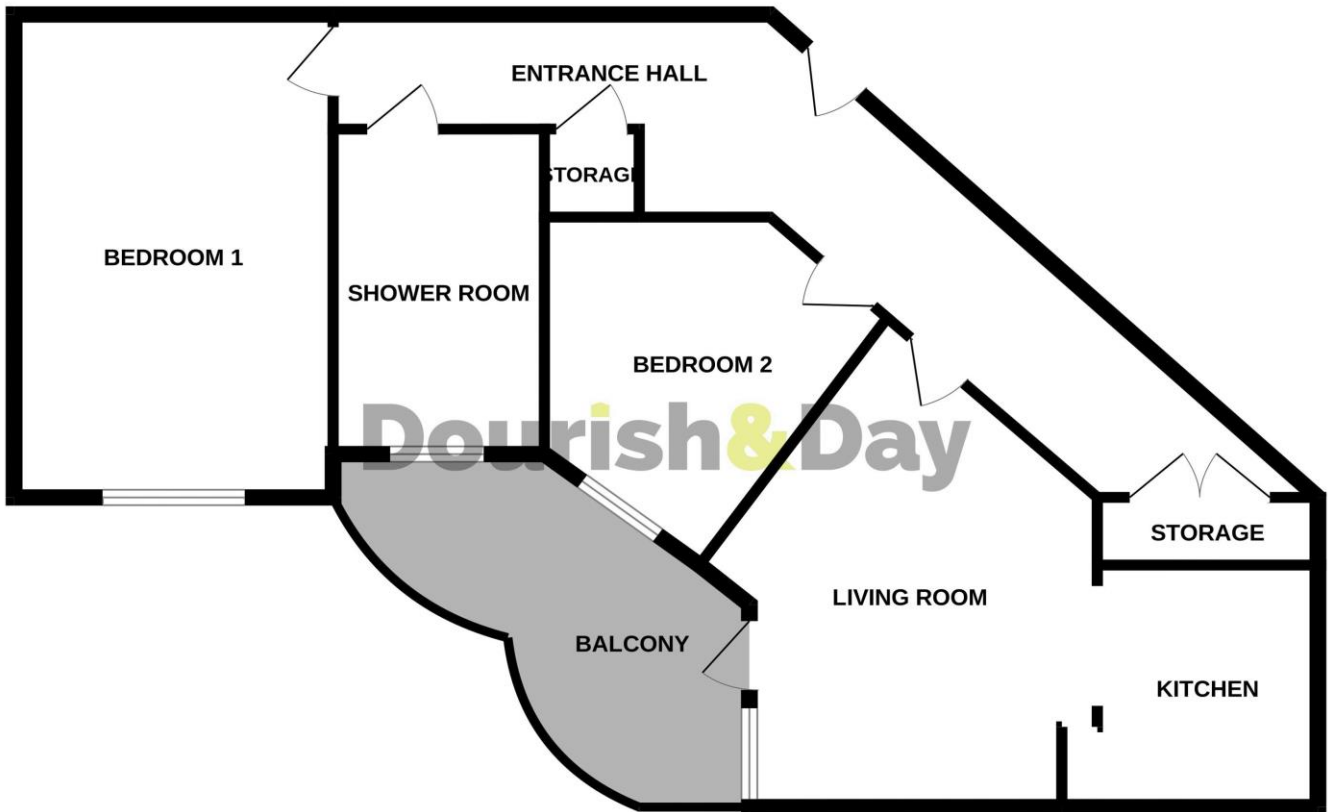
The apartment is Leasehold with a combined ground rent and service charge of approx. £340 per month.

## **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.



## SECOND 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		17
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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