



**25 % Shared  
Ownership £40,000**

**KEY** TENURE: Leasehold

**≡** EPC RATING: TBC

**£** COUNCIL TAX BAND: A

## Wheaton Aston Stafford

Old School Court School Road Wheaton Aston  
Stafford Staffordshire



***What a fantastic lifestyle opportunity we have for you here with this retirement apartment which is been sold on a 25% shared ownership basis!***

The superb first floor two bedroom apartment is situated at the rear of the development with superb rural views and located in the desirable village of Wheaton Aston, within a short distance to village shops and amenities. Internally comprising of a spacious entrance hallway, living room onto those beautiful rural views, Re-fitted kitchen, generous sized bedrooms and a good sized Refitted shower room. The property is for the over 55's and enjoys a spacious hobby room, communal lounge and guest suite.

- 25% Shared Ownership Retirement Apartment
- Spacious Lounge & Modern Kitchen
- Good Sized Bedrooms And Shower Room
- Communal Lounge & Guest Suite
- Communal Gardens And Parking
- Over 55's Development

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

With a communal sitting and lounge area, guest toilet facilities, and a lift and stairs providing access to the first floor.

## Apartment Entrance Hall

With an economy seven electric heater, loft access hatch, ceiling coving, spotlights, doors to two storage cupboards, secure intercom access phone system and internal doors to:

## Living Room 14' 8" x 10' 6" (4.48m x 3.19m)

With a contemporary modern electric fire set in a decorative surround, economy seven electric heater, ceiling coving, double glazed window to the rear elevation with pleasant rural views and door to:



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## **Refitted Kitchen** 10' 4" x 7' 2" (3.16m x 2.19m)

A contemporary refitted kitchen with a range of base and eye level units, fitted quartz work surfaces with chrome mixer tap and upstand splashbacks, fitted oven and hob, integrated microwave, integrated dishwasher, integrated washing machine, space for fridge freezer, ceiling spotlights, tiled flooring and window to the front elevation.



## **Bedroom One** 14' 9" x 9' 7" (4.49m x 2.93m)

With an economy seven electric heater, ceiling coving, fitted wardrobes and double glazed window to the rear elevation with pleasant rural views.

## **Bedroom Two** 10' 5" x 8' 1" (3.18m x 2.46m)

With an economy seven electric heater, ceiling coving and double glazed window to the rear elevation with pleasant rural views.



## **Refitted Shower Room** 7' 1" x 7' 1" (2.17m x 2.16m)

Being refitted with a tiled walk in shower cubicle and screen, having chrome fittings, low level flush WC, vanity wash hand basin with chrome mixer tap and cupboard beneath, economy seven electric heater and tiled walls.

## **Outside - Front**

There is a communal and residents parking area and access to:

## **Communal Rear Gardens**

With paved patio seating areas and benches, mainly laid to lawn and having plants and shrubs.

## **Agents Note**

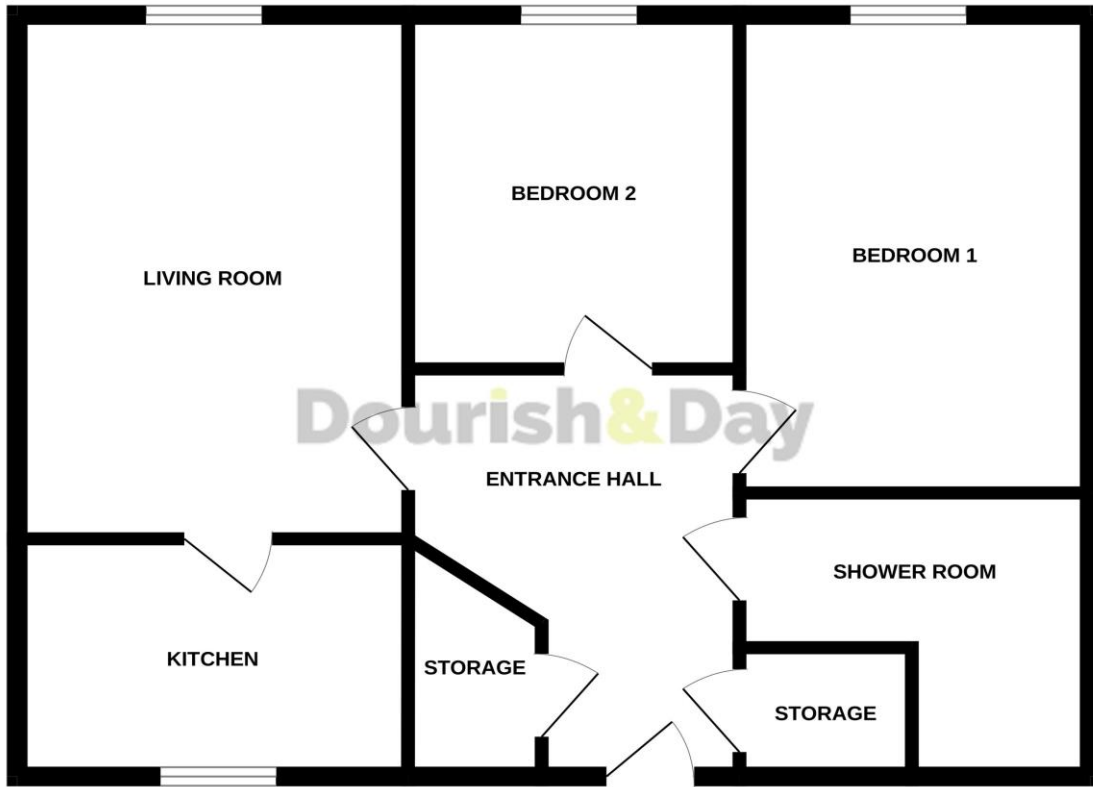
Tenure- Leasehold. Service Charge & Shared Ownership Rent - £572.62 PCM

## **Shared Ownership**

This apartment is to be purchased on a shared ownership basis with Housing Plus. 25% share to be purchased with 75% retained by the housing association upon which there is rent applicable. All applicants will have to make a formal application to purchase via an eligibility and criteria check.



## FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - highest running costs			
England & Wales		78	80
EU Directive 2002/91/EC			
www.ec.europa.eu			

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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