



Shared Ownership
65% £113,750

 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 first floor retirement apartment for 65% 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
- Spacious Lounge/Diner, Kitchen
- Superb Facilities Available To Residents
- Two Bedroom's & Wet Room
- Balcony & Communal Areas
- Sought After Village

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

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

helloopenkrige@dourishandday.co.uk



Communal Entrance Hall

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' 5" x 12' 4" (5.31m x 3.75m)

Having two radiators, feature electric fire with a decorative surround, an archway to the kitchen and a double glazed door with glazed panel to the rear balcony.

Kitchen 15' 3" x 8' 0" (4.65m x 2.45m)

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 glazed window to front elevation.

Bedroom One 16' 3" x 11' 5" (4.96m x 3.47m)

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



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Bedroom Two 10' 6" x 9' 4" (3.19m x 2.85m)

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

Wet Room 9' 4" x 8' 11" (2.85m x 2.71m)

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.

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.

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.

Tenure

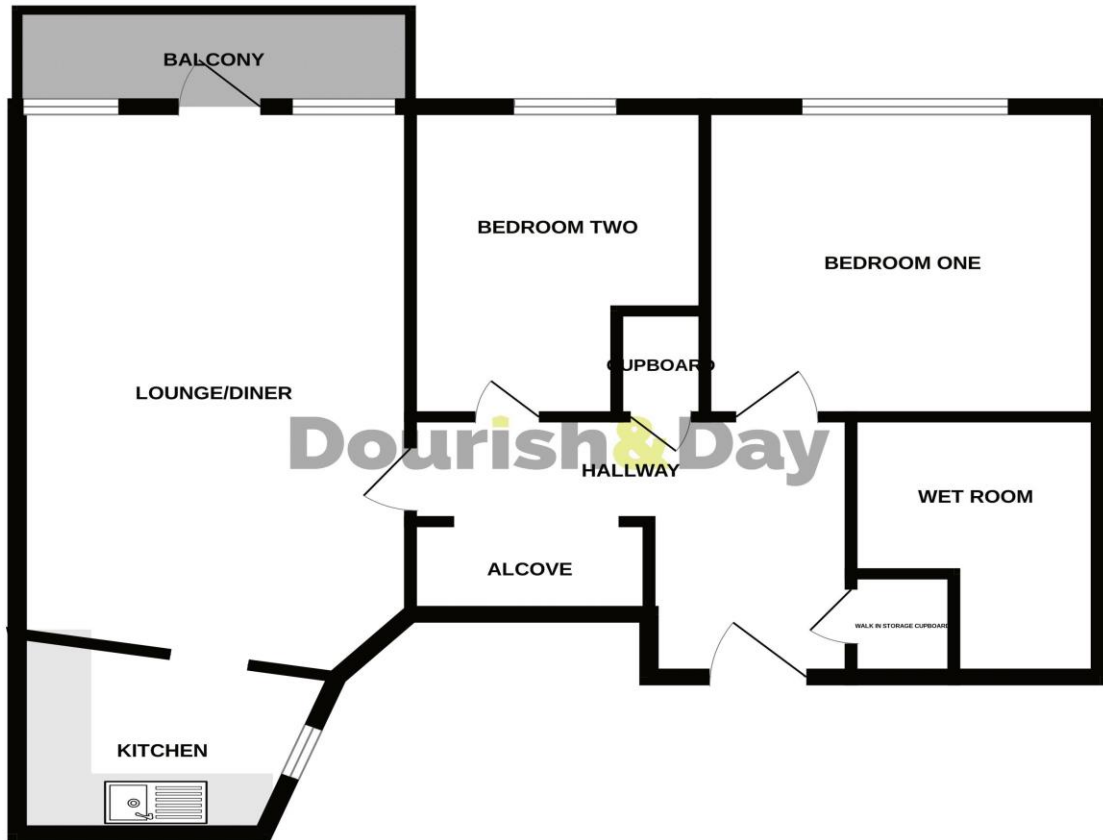
This apartment is for sale at a 65% Share. Service charge and rent per calendar month at £735.80.

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.



FIRST FLOOR



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

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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