



PENCRIC, TILDESLEY CLOSE, PENKRIDGE

PENCRIC, TILDESLEY CLOSE, PENKRIDGE, STAFFORD, ST19 5FE

FOR SALE  
£131,250 (75% share)



#### Communal Entrance

Enter via an electrically locked communal entrance (linked by an intercom system in the property). From this entrance you can access the apartment which is located on the ground floor. Also having two communal reception areas and hallways which have stairs to all floors as well as the added benefit of lifts also to all floors.

#### The Apartment

Located on the ground floor of the building.

#### Entrance Hallway

Enter the property via a uPVC front door and having a ceiling light point, an airing cupboard, a recessed alcove, an additional storage cupboard, carpeted flooring and doors opening to the lounge/diner, both bedrooms and the wet room.

#### Lounge/Diner

18' 11" x 12' 1" (5.76m x 3.68m)

Having two uPVC/double glazed windows to the rear aspect, two ceiling light points, a central heating radiator, carpeted flooring, an opening to the kitchen, a serving hatch to the dining area from the kitchen and uPVC/double glazed French doors to the rear aspect opening to a patio area of the communal gardens.

#### Kitchen

15' 1" x 8' 1" (4.59m x 2.46m)

Being fitted with a range of wall, base and drawer units with laminate worksurface and having a uPVC/double glazed window to the side aspect, ceiling spotlights, a stainless steel sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet, an electric hob with a stainless steel/glass chimney style extraction hood over, tiled splashbacks, spaces for multiple appliances, an integrated, upright fridge/freezer and tiled flooring.



**Bedroom One****14' 2" x 12' 8" (4.31m x 3.86m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

**Bedroom Two****10' 4" x 9' 5" (3.15m x 2.87m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

**Wet Room**

Having ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted, partly walls, tiled flooring, a storage cupboard, an extraction unit and a thermostatic shower.

**Outside****Communal Gardens**

Having well established, beautifully maintained gardens surrounding the complex which have mature trees, various plants, shrubs and bushes, courtesy lighting and several seating areas.

**Parking**

Additionally, there is also a communal car park.

**Agents Notes**

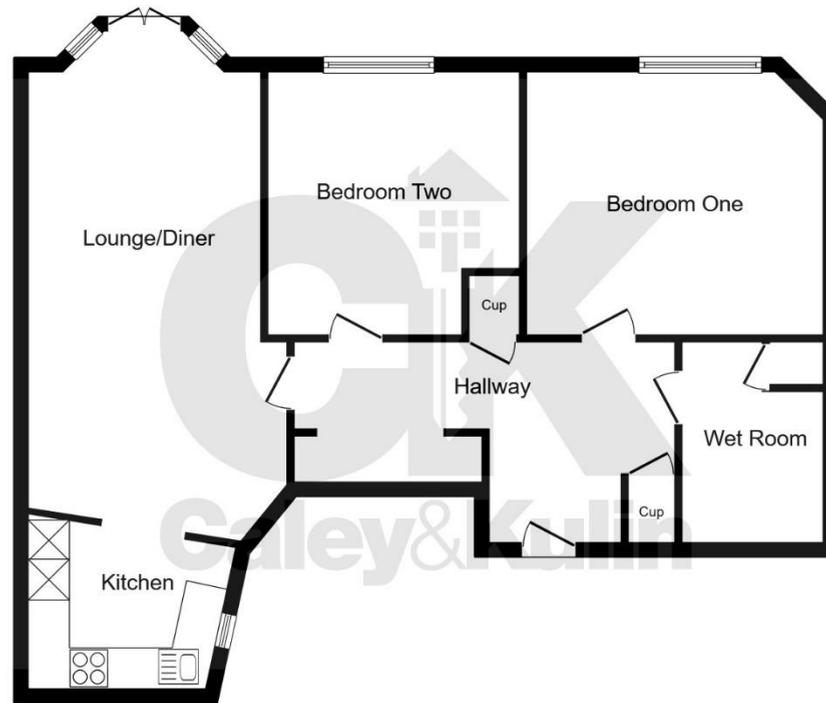
We have for sale the 75% shared ownership of this apartment with the remaining 25% being owned by Severn Homes working on behalf of Homes Plus.







\* A beautiful, over 55's, ground floor apartment, offered with no upward chain \*



## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

To view this property please contact Caley & Kulin on:

**Cannock:** 01543 396880 **Stafford:** 01785 559880

**Wolverhampton:** 01902 953923

**E-mail:** [info@candk.co.uk](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** C

**EPC Rating:** B

**Tenure:** Leasehold – 75% Shared Ownership, £580.89 service charge PCM, 99 years lease length from 01/01/2014

**Version:** CK1674/001



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