

**Tinsley
Garner**
independent property expertise



20 Chetwynd Court Friars Road, Stafford, ST17 4FQ

Asking Price £227,500



Stunning two storey 'duplex' loft apartment in one of Stafford's most exclusive new developments. Chetwynd Court is an imaginative recreation of one of Stafford's most iconic buildings, the former King Edward V1 Grammar School, a secure gated development with communal gardens and reserved parking, moments walk to Stafford town centre and 5 minutes to Stafford railway station. Number 18 is a fabulous 1100sq ft 2 storey apartment with bright & spacious accommodation, high quality specification marrying a host of original features with a contemporary twenty-first century interior. Accommodation over the first and second floors featuring; entrance hall, living space with open plan kitchen complemented upstairs by a spacious landing with room for a desk, two double bedrooms and luxury bathroom. This plot will be ready for occupation May 2024. Low service charge. Zero ground rent. Photographs are representative of the development and are not the actual property.



Ground Floor Communal Entrance

Entrance Hall

Open Plan Living Space 22'11" x 24'3" (7.00 x 7.40)

Kitchen Area

Landing

Bedroom 1 13'1" x 11'5" (4.00 x 3.50m)

Bedroom 2 11'5" x 9'10" (3.50 x 3.00m)

Bathroom

Outside

Communal gardens with secure reserved parking for 1 car and additional visitor parking

General Information

Services: Mains Gas, water, electricity & drainage. Gas central heating.

Council Tax Band TBC

Predicted Energy Rating C

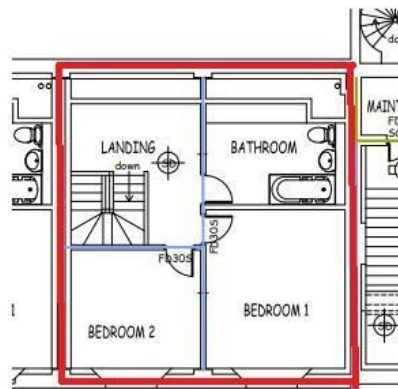
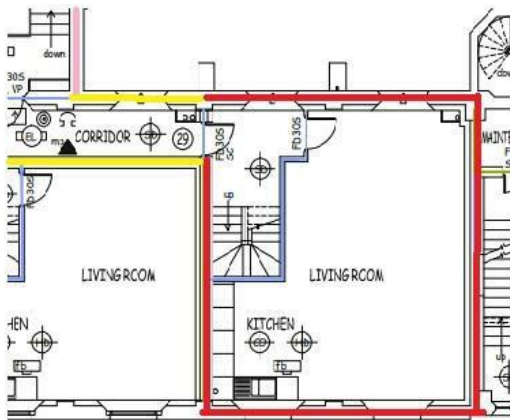
Tenure; Leasehold 999 years from 01 January 2022

Peppercorn Ground Rent (£0)

Service Charge: £500 per annum

For Sale bt Private Treaty, subject to contract.

Vacant possession on completion.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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