

**Tinsley
Garner**
independent property expertise



15, Chetwynd Court, Friars Road, Stafford, ST17 4FQ



Asking Price £199,000

Beautifully presented ground floor apartment in a popular and sought after courtyard development at the heart of Stafford. moments walk from the town centre & railway station. Number 15 is within the Grade II listed building offering good size accommodation with secure communal entrance, hallway, open plan living space, stylish fitted kitchen with integrated appliances, two double bedrooms and shower room. Good spec including fitted wardrobes to the second bedroom, plantation shutters to the windows and gas central heating. Gated courtyard development with secure pedestrian and vehicular access, private parking and additional visitor parking. Low service charge and ZERO ground rent.



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Communal Entrance

Secure communal hallway serving 8 apartments in this part of the building

Hall

Entrance area with hanging space for coats and wood effect flooring which extends through to the living area and kitchen.

Living Space

Good size open plan living area with space for a large sofa and a dining table. Front facing original window overlooking the courtyard with plantation shutter. Wood effect flooring and inset low energy lighting. TV aerial & broadband connection. Radiator

Kitchen

The kitchen is semi open-plan to the living space, featuring a range of wall & base cupboards with contemporary style matt finish anthracite cabinet doors and coordinating oak effect work surfaces with matching splash panels and inset sink unit with mixer tap. Integrated appliances comprising; ceramic electric hob with extractor over and built-under electric oven, fully integrated fridge & freezer and plumbing for washing machine. Original arched window with plantation shutter. Inset low energy lighting.

Bedroom 1

Double bedroom with original window to the front overlooking the courtyard. Feature wall panelling. Inset low energy lighting. Radiator.

Bedroom 2

Original arched window with plantation shutter. Fitted wardrobes to two walls. Radiator.

Shower Room

A smart & stylish shower room featuring a walk-in shower enclosure with glass screen and thermostatic rain shower, vanity basin & WC. Chrome heated towel radiator & inset low energy lighting.

Outside

Chetwynd Court is a secure gated development with central communal garden and parking within the courtyard. The property has 1 allocated parking space and there is additional visitor parking. NB; There are ongoing building works on site which are scheduled to be complete early 2025.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating

Council Tax Band B

Tenure; Leasehold 999 Years from January 2021.

Ground Rent - Peppercorn (£0)

Service Charge; £500 per annum

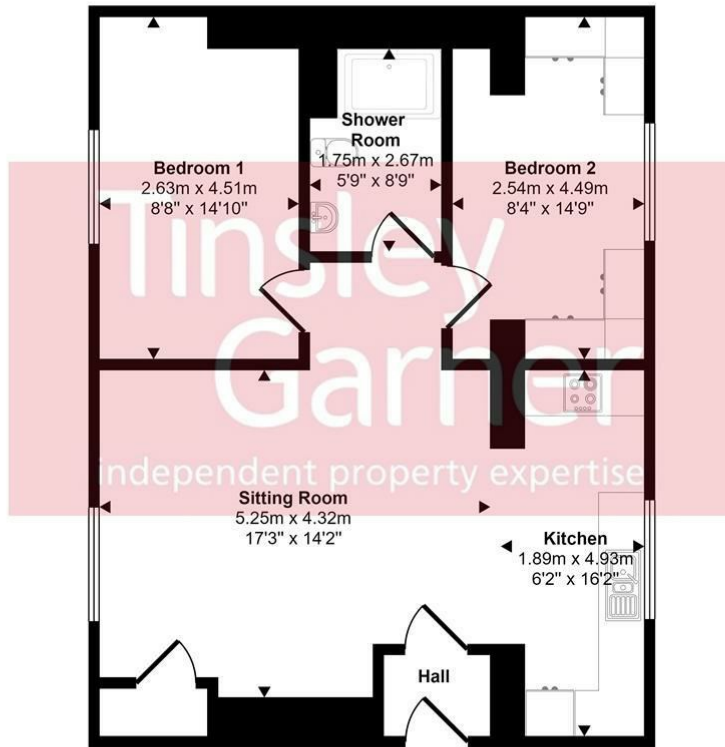
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	