

Clothier & Day

Independent Estate & Letting Agents

8 THE MALT MILL, MALT MILL LANE, STAFFORD, ST16 2JW

SUPERB, SPACIOUS 2 DOUBLE BED FIRST FLOOR APARTMENT. PARKING. LIFT



OFFERS IN THE REGION OF: £169,950

DIRECTIONS: We would suggest when viewing the property by car, that you park on the Kingsmead Car Park, by Aldi/B&M, then walk over the crossing towards the town centre. Walk along side the Tea Room "Cup a Cha", where the entrance to The Malt Mill can be found.

The Malt Mill is conveniently situated within walking distance of the town centre of the county town of Stafford, with it's wide range of high street shops, nearby Intercity railway station and general hospital. Stafford also gives direct access to the national motorway network via the M6, which also gives access to the M6 Toll road.

SET IN A HIGHLY SOUGHT AFTER DEVELOPMENT THIS VERY SPACIOUS 2 BEDROOM APARTMENT OFFERS THE CHANCE TO LIVE IN AN EXCLUSIVE COMMUNITY IN THE HEART OF STAFFORD TOWN CENTRE AND COMES WITH THE BENEFIT OF SECURE ALLOCATED PARKING. OFFERING 2 DOUBLE BEDROOMS, OPEN PLAN LIVING ROOM/KITCHEN WITH VAULTED CEILING AND ORIGINAL BEAMS, AND STYLISH SHOWER ROOM. THIS IS A GREAT TOWN CENTRE HOME WITH EVERYTHING YOU NEED ON THE DOORSTEP. WALKING DISTANCE TO THE TRAIN STATION. GREAT COMMUTER LINKS FOR SURROUNDING CITIES. NO UPWARD CHAIN.

CD210215



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** February 2021. **Photos taken:** February 2021.

The property is entranced from Malt Mill Lane, via a secure , intercom controlled door leading to

COMMUNAL ENTRANCE HALL With secure door entry system, secured post boxes and stairs up to apartments. Stairs leading down to car parking. Lift is available. Take the stairs up to the first floor, turn right, through fire door to apartments 7 and 8 only. The door to apartment 8 can then be found on the right.

ENTRANCE HALLWAY With wood finish laminate flooring, secure telephone entry phone and solid wood doors off to the two bedrooms, shower room, store room and lounge/dining/kitchen. Access to loft space. Smoke Alarm. Power point.

OPEN PLAN KITCHEN/DINER/LOUNGE 14' 8" x 19' 3" (4.46m x 5.87m) Full range of Dove grey wall and base units with marble effect work surfaces over. Built in appliances include fridge, freezer, slimline dishwasher, washer/dryer and electric oven with four ring induction hob and extractor hood. Inset sink unit. Space for dining table and chairs and three double glazed windows to side, providing a light and airy space. Living room with vaulted ceiling and original beams providing a great sense of space with further double glazed picture window offering even more light. Wall Lights. Wood finish laminate flooring. Two wall mounted heaters. TV aerial points. Ample power points. Telephone point.

MASTER BEDROOM 12' 10" x 10' 11" (3.92m x 3.34m) Wood finish laminate flooring, double glazed picture window to side. Wall mounted heater. Ample power points. Wall lights.

BEDROOM 2 13' 10" x 8' 6" (4.21m x 2.58m) Vaulted ceiling with original beam and trusses, wall mounted heater, wood finish laminate flooring. Ample power points and double glazed picture window to side.

SHOWER ROOM 6' 0" x 6' 8" (1.83m x 2.03m) Stylish shower room with wonderful tile detailing comprises good sized corner shower enclosure with overhead shower unit, pedestal wash hand basin, low level WC, heated chrome towel rail/radiator, extractor fan, vanity mirror with storage and wood finish laminate flooring.

TENURE Lease commencement date is 5th July 2017 for a term of 125 years and currently has 122 years remaining from July 2020. The freeholder/managing agents are RPS Development Ltd. The service charge/ground rent is approx. £1,314.32 per annum, subject to confirmation from Vendors solicitors.

SERVICES Mains water, drainage and electricity are believed to be connected. There is no mains gas. The water is on a water meter. Purchasers are advised to satisfy themselves as to their suitability.

**VACANT POSSESSION ON COMPLETION
THE PROPERTY IS OFFERED SUBJECT TO
CONTRACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	54 E
21-38	F		
1-20	G		

