

# Winchester Court

Stafford, ST17 4TB

John German



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£130,000

## A first-floor retirement apartment for the over 55's, offered to the market with no onward chain.

An attractive first floor two-bedroom retirement apartment located within Winchester Court, a popular development situated in the highly desirable Wildwood area of Stafford. The location is ideal for all ages due to its proximity to Wildwood Park, which has a selection of shops including a Co-op. Junctions 13 and 14 of the M6 provide links into the national motorway network and Stafford has its own intercity railway station offering regular services to London Euston taking only approximately one hour and twenty minutes.

The property is entered from beneath a porch, where there is a secure locked storage cupboard, and a composite entrance door opening into the hallway with carpeted stairs rising to the first floor landing area fitted with a useful stairlift. From the first floor landing, a door leads into the living room which has a front facing UPVC double glazed window, built in storage cupboard over the stairs, both ceiling and wall light points, carpeted flooring, wall mounted security/intercom system, and doors off into the inner hallway and kitchen. This superb kitchen has a UPVC double glazed window to the front aspect with a full range of matching base and wall units in a light cream finish with complementary fitted worksurfaces over, stainless steel single drainer sink with high neck chrome plated mixer tap, fitted electric oven and hob, together with freestanding fridge, freezer and washer dryer.

The inner hallway has an access point to the loft space, doors to both bedrooms and a door to the re-fitted shower room. The spacious master bedroom has mirrored fitted wardrobes with sliding doors, carpeted flooring, UPVC double glazed window to the rear aspect, and a ceiling light point. The second bedroom also has carpeted flooring, ceiling light point and a UPVC double glazed window to the rear aspect. The modern shower room comprises of vanity storage cupboards, low level WC, corner shower cubicle, towel radiator, spotlights to the ceiling and tiled flooring.

This first floor apartment is on a very popular complex of both ground floor and first floor apartments with communal gardens. Small front gardens separate the apartments from the communal parking areas. There is a scheme manager within the complex for general everyday contact and control. Each apartment has a pull cord system should emergency assistance be required. The site benefits from having a good size communal residents lounge which also has a kitchen where drink facilities are available whilst using this communal lounge. The service charge for each apartment is currently £207.71 per calendar month which includes all the insurance, communal charges, gardens and external maintenance, manager, site attendant and the use of the resident's lounge.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1/6/2017 for 125 years. Service charge £2,492.52. Ground rent is a peppercorn rent.

**Property construction:** Standard. **Parking:** Communal residents parking.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Electric (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band A

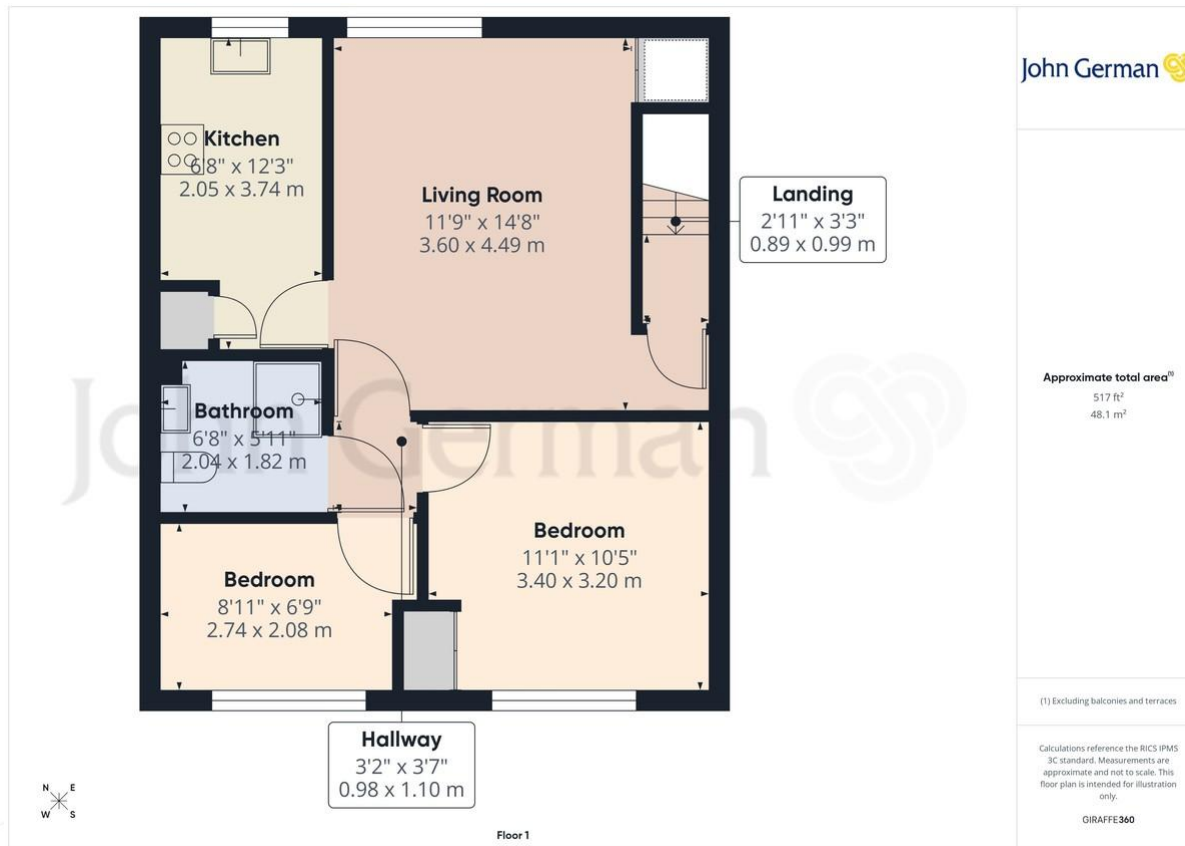
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28112025









## Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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