



Connells

The Old School, The Oval
Stafford



Property Description

Located within walking distance of Stafford town centre, this stylish two-bedroom duplex apartment offered to the market with no upward chain consists of modern living set within a distinctive and characterful development.

Arranged over two floors, the property benefits from a spacious and light-filled open plan lounge, dining area and kitchen, creating an ideal space for both relaxing and entertaining. The layout provides a contemporary feel and it has two exclusive parking spaces, within lovely gated grounds.

To the upper level, there are two well-proportioned double bedrooms each with fitted wardrobes, offering comfortable accommodation, along with a modern family bathroom.

Conveniently positioned for access to a range of local amenities, shops, restaurants, and transport links, this property is perfectly suited to, professionals, or investors.

Kitchen/ Lounge/ Diner

21' x 20' 1" (6.40m x 6.12m)

This stunning open plan room offers a modern living space. Kitchen with wall and base units incorporating worksurfaces over, stainless steel sink drainer, splashbacks, integrated oven and separate integrated microwave, centre island providing dining and cooking space with inset electric hob with hob extractor over, the kitchen also offers integrated dishwasher, washer/dryer, fridge and separate freezer with tile flooring which transitions to carpet in the living area. The living area offers three radiators, spot lighting TV and Internet points, three large characterful windows and stairs leading to first floor landing.



Landing

Having stairs leading from open plan living area to first floor landing, storage cupboard and doors leading to:

Bedroom One

10' 11" x 9' 3" (3.33m x 2.82m)

Having double glazed sky light windows, fitted wardrobe, radiator and carpet flooring

Bedroom Two

10' x 9' 10" (3.05m x 3.00m)

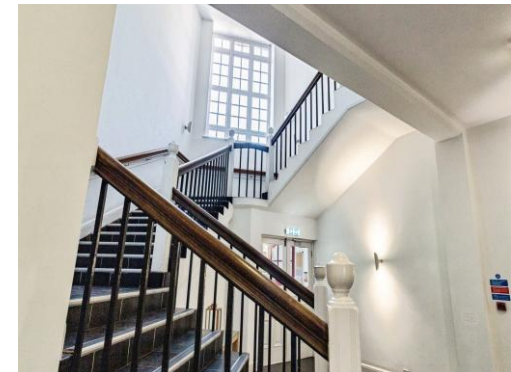
Having double glazed sky light window, fitted wardrobe, radiator and carpet flooring

Bathroom

Having a bath with shower over with glass shower screen, wash hand basin, W.C, extractor fan and radiator.

Externally

externally the property benefits from a well kept communal garden area, with ample parking for residents and visitors.

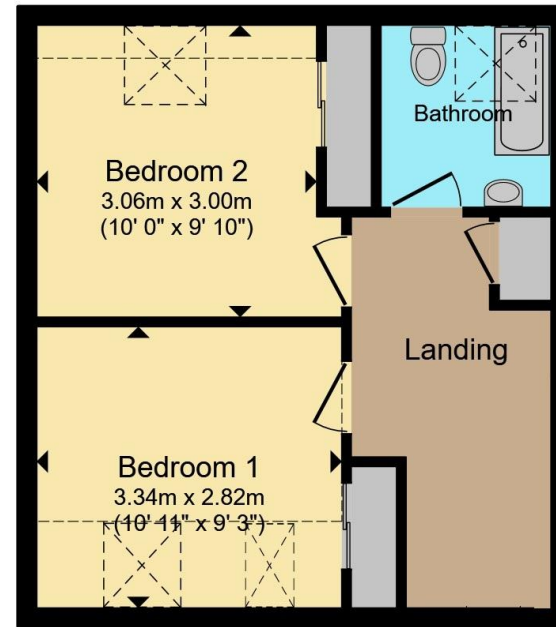








Ground Floor



First Floor

Total floor area 75.0 m² (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: C Council Tax Band: D

Service Charge: 2661.14

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STD107951

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STD107951 - 0015