

8 The Malt Mill

Malt Mill Lane, Stafford, ST16 2JW



8 The Malt Mill

Malt Mill Lane, Stafford, ST16 2JW

Offers Over £150,000

An executive two-bedroom town centre apartment with lift access and allocated parking, located in a popular central location within Stafford.

This spacious two bedroom first-floor apartment is being offered to the market with no onward chain and will appeal to a range of buyers from young professionals, investors or even downsizers, with its generous rooms sizes, lift access, allocated parking space and convenient location, being only a short walk away from Stafford town centre and train station. From the train station there are regular services to Birmingham, Liverpool, Manchester and London Euston taking approximately 1 hour 20 minutes, making it ideal for commuters working in the capital.

Internally the property comprises; An entrance door opens into the hallway, with wooden style flooring and oak doors leading off to the two double bedrooms, modern shower room, a useful storage cupboard and the open plan kitchen/dining/living area. The property is finished to a high specification with features including vaulted ceilings and beautiful beams.

The impressive open plan kitchen/dining/living area has windows to the front and side aspects allowing natural light to flood the room, wooden style flooring, exposed beams to the vaulted ceiling, various wall light points and a luxury fitted kitchen.

There are two spacious double bedrooms and a family shower room having fully tiled walls, a shower cubicle with mains shower, low level WC, wash hand basin, mirrored bathroom cabinet, chrome style heated towel rail and spotlights to the ceiling.

Additional benefits include secure gated parking to the rear and a secure entry system.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 years from 5/7/2017.

Ground rent TBC

Service charge currently £1,600 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The photos have been staged with AI.

Property construction: Traditional

Parking: Parking to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected - 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22062026





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.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

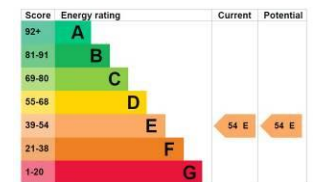
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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

01785 236600

stafford@johngerman.co.uk

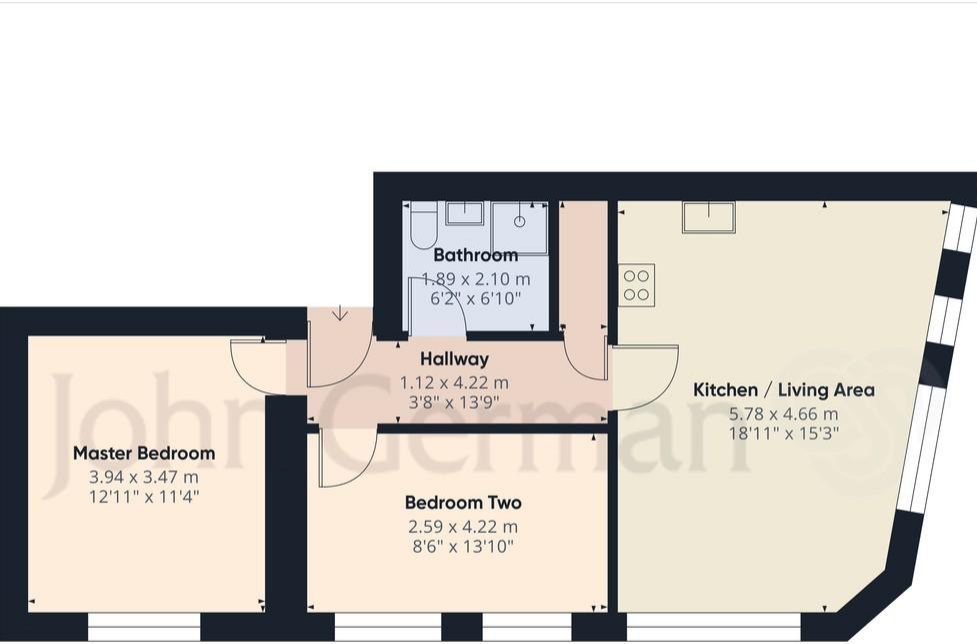


Approximate total area⁹⁹
58.7 m²
631 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent