

for sale

£170,000



The Malt Mill Malt Mill Lane Stafford ST16 2JW

"A SHOW HOME STYLE TWO BEDROOM SECOND FLOOR EXECUTIVE APARTMENT WITH UNDERGROUND PARKING, COMMUNAL LIFT, GORGEOUS FITTED KITCHEN WITH BUILT IN APPLIANCES, BATHROOM AND LOUNGE AREA LOCATED IN THE TOWN CENTRE OF STAFFORD"

The Malt Mill Malt Mill Lane Stafford ST16 2JW

Internally

Entrance Hallway

Having door access, airing cupboard housing immersion tank, intercom system, radiator, spotlights and Karndean parquet flooring.

Kitchen / Lounge

24' 2" x 11' 4" (7.37m x 3.45m)

Having original stained glass window and double glazed Velux window to rear, this modern fitted kitchen offers a range of base units incorporating quartz work surfaces over, electric oven with induction hob, cooker hood, sink and drainer, integrated fridge, freezer, integrated washer/dryer, integrated slimline dishwasher, breakfast bar, sky/virgin/fibre points, electric radiator and Karndean parquet flooring.

Bedroom One

14' 1" x 11' 5" (4.29m x 3.48m)

Having two double glazed Velux windows with remote operation and solar panel blackout blinds, fitted wardrobes, TV point, electric radiator and carpet flooring.

Bedroom Two

13' 8" x 11' 3" (4.17m x 3.43m)

Having two double glazed Velux windows with remote operation and solar panel blackout blinds, fitted wardrobes, TV point, spotlights, electric radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin, bath with overhead mains shower, extractor fan, LED wall light mirror, chrome towel radiator, spotlights, fully tiled walls and tiled flooring.

Externally

The property is accessed using key fobs and provides staircase and lift access. There is secure parking with allocated space in the basement.







To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

Property Ref: STD107280 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1680.00

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/STD107280](https://www.connells.co.uk/Property/STD107280)

This is a Leasehold property. We are awaiting further details about the Term of the lease.
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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