



**Estate Agents
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**Flat 8 Fountain Court, Wharf Road, Gnosall, Stafford, ST20 0FB
Offers In The Region Of £149,995**



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Designed especially for the over '55's', the apartment is well presented throughout, offering spacious accommodation with the benefit of uPVC double glazing and gas central heating. Externally, the property boasts delightful communal gardens and an allocated parking space.

The popular village of Gnosall lies approximately 6 miles from Newport and 7 miles from the county town of Stafford. There is also a good bus service to Newport and Telford to the West, and Stafford to the East, with it's main line railway station and greater range of high street shops and amenities. Gnosall is served by it's own shops, comprehensive local services and public houses, with easy access to nearby countryside.

The property is entered from the ground floor via the communal entrance with a lift and / or staircase to the first floor landing, leading to the corridor and into...

Hallway

With laminate flooring and radiator. Intercom system and useful built-in store cupboard. Access hatch to loft space.

Lounge

14'3" x 12'2" (4.35 x 3.72)

Having a 'Juliet' balcony with double doors and double glazed side aspect window. Laminate flooring continued from the Hallway and radiator.

Kitchen

10'6" x 8'8" (3.22 x 2.65)

With a range of modern cabinets comprising base and wall mounted cupboards and drawers having contrasting wood effect work surfaces and complimentary tiling. Built-in low level electric oven and grill. Separate 4 ring gas hob and cooker hood above. Integrated dishwasher, washing machine and fridge-freezer. Side aspect double glazed window and radiator.

Bedroom One

16'11" max x 11'7" (5.18 max x 3.55)

Having front aspect double glazed window and double doors opening to a paved balcony. Radiator.

Bedroom Two

14'4" max x 11'7" (4.38 max x 3.55)

With wardrobe recess. Radiator and double glazed side aspect window.

Bathroom

Being partially tiled, comprising complete white suite having a panelled bath with chrome mains fed shower head over and modesty screen. Inset wash hand basin with base cupboard below. Low-level flush WC. Ceramic tiled floor and radiator.

Outside

The property is approached over a residents parking area with one allocated numbered off-road parking space. Access to communal gardens and grounds on all sides.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band: C

EPC RATING: C (79)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold basis and vacant possession will be given upon completion.

SERVICE CHARGES AND GROUND RENT: £117pcm (with effect from 01/04/2026)

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: It is understood a planning application for land on 'Stacey's field' fronting The Rank (a short distance away) has been submitted for residential development but that this has subsequently been rejected by the local authority. Further information can be accessed from the local authority.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property

NOTE: We are advised by the vendor that additional sound proofing was added to the ground floor apartments via the building's insurance (this does not apply to Flat 8).

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport, take the A518 towards Stafford. As you enter the village, continue on this road and as you pass The Acorn restaurant & bar, turn right into Wharf Road, the property can be found on the right hand side after a short distance.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money

Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

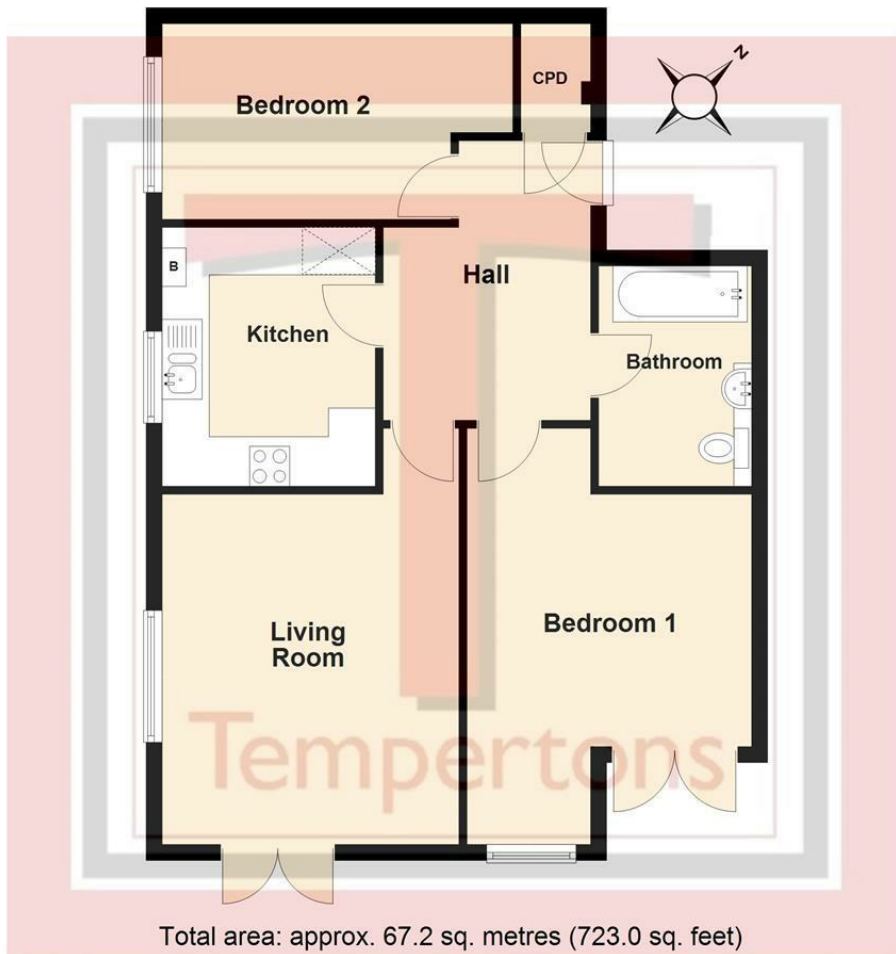




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



Total area: approx. 67.2 sq. metres (723.0 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

Flat 8 Fountain Court, Gnosall, Stafford

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

