



Connells

Potters Court St. Georges Parkway
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this executive two bedroom first floor apartment situated on the prestigious St George's Parkway development.

St Georges Parkway is situated on the new and popular development of St Georges, the area itself is ideal for a range of buyers due to it easy access to the thriving market town of Stafford which offers a wide variety of high street shops, amenities and leisure facilities along with close proximity to the mainline intercity train station offering commuter links between Manchester, Birmingham and London Euston with the area also benefiting from easy access to the M6 motorway network.

The apartment is immaculately presented throughout and decorated to a high standard with modern fixtures and fittings briefly comprising of an entrance hallway, open plan kitchen/ living area, fitted bathroom and two bedrooms. Externally the development boasts stunning communal gardens and allocated parking.

Internally

Kitchen/Living Area

Having double glazed windows to rear and juliet balcony to rear, this modern fitted kitchen offers range of wall and base units incorporating laminate work surfaces over,

stainless steel sink and drainer, oven with gas hob and cooker hood, space for appliances, radiator, wood flooring and spacious living area.

Bedroom One

Having double glazed window to front, radiator and carpet flooring.

Bedroom Two

Having double glazed window to front, radiator and carpet flooring.

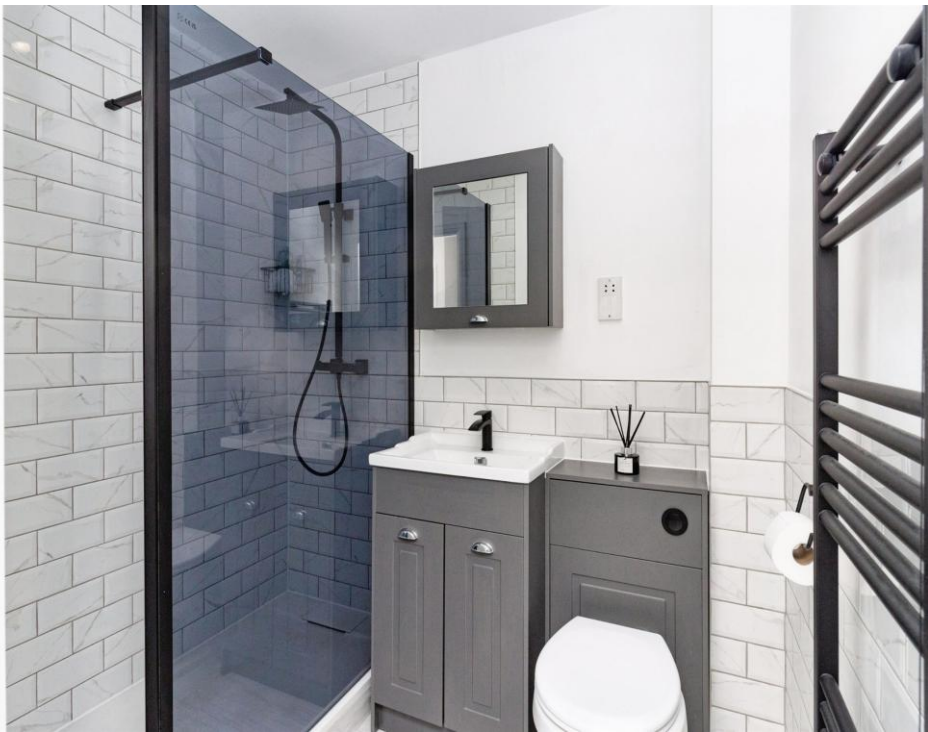
Bathroom

Having W.C, wash hand basin with vanity, walk in shower with full tiling and towel radiator.

Externally

Externally the development boasts stunning communal gardens and allocated parking.







Total floor area 56.7 m² (610 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

Connells

To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1812.66

Ground Rent:
 113.41

Tenure: Leasehold

view this property online connells.co.uk/Property/STD107864

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2016. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD107864 - 0002