

Green Hall

Stafford, ST17 4LN



An exceptionally stylish, high quality duplex apartment converted from within this historic grade II listed property that is located on the doorstep of the town centre and within minutes of all amenities.

£260,000



John German

Offering a blend of original Georgian architecture and all the benefits of a modern high quality conversion, Green Hall is the most conveniently located of properties and it offers an excellent size and standard of accommodation that would be perfect for downsizers and any buyers seeking an easily maintained "lock up and leave" home.

The accommodation is gas centrally heated and has a combination of double and secondary glazing throughout.

The front main entrance that sits within its own courtyard garden leads you into an entrance hall where there is access to a boiler/cloaks cupboard and access into the lounge and impressive reception room which has four sash framed Georgian style windows and a neutrally toned theme of decoration throughout.

Leading off the reception room is an inner hall that has a stair leading to the first floor with understairs cupboard and space for a desk or work station and also access to a very attractive two piece fitted guest cloakroom.

Also leading off the inner hall is a high specification fitted dining kitchen with a full range of high gloss base, wall and drawer units, granite worksurfaces and upstand, timber flooring, inset sink unit, integral appliances that include a double oven, induction hob, extractor hood, fridge freezer, dishwasher and washing machine. There is also ample space for a dining table and chairs.

The first floor landing gives access to the two double bedrooms and a three piece fitted guest shower room and WC.

The master bedroom is of similarly elegant proportions to those of the reception room and also has four front facing sash framed Georgian style windows, together with two built-in wardrobes and a dressing table. Leading off the master bedroom is a contemporary style white and chrome three piece ensuite bathroom with partial tiling, bath, low level WC and wash hand basin.

Outside, allocated parking spaces for two cars in a very close by position to the apartment.

There is also an attractive and easily managed stone paved courtyard garden, exclusively for the use of this property and positioned by the front entrance door.

The approach to Green Hall is via secure electric gates.

- Agents note: The property is Grade II listed.
- Tenure:** Leasehold. 125 years from 9/10/2015. Ground rent £250 per annum. Service charge £2364.43 per annum. Managing agents Castle Estates Stafford. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Two allocated spaces
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** TBC
- 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:** JGA06012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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