



Connells

Sandon Road
Stafford



Property Description

Exciting opportunity to own this deceptively spacious one bedroom ground floor apartment with the additional benefit of having access to three full size cellars with the potential endless and must be seen to appreciate. The property boasts bags of character from its floor to ceiling height lounge window filling the apartment with natural light to the high ceiling giving the feeling of space to the apartment. The property also benefits from having its own parking space.

Locally to the property there are a wide range of amenities all within easy reach and the property is ideally located for access to Stafford town centre and Stafford railway station with access to surrounding towns and cities.

Call now to book your viewing of this stunning apartment with bags of potential and style.

The Flat in brief consists of an entrance hall, open plan lounge & Kitchen, one bedroom and bathroom. The lower ground floor benefits from storage rooms which could be also used as games rooms or additional space. Externally the property provides an allocated parking space and secure storage in the basement area.

Internally

Entrance Hallway

UPVC double glazed door to front, doors leading to open plan living area and stairs leading to cellar.

Kitchen-Lounge-Diner

16' 8" x 13' 7" (5.08m x 4.14m)

Having UPVC double glazed window to front, this open plan living area offers a modern fitted kitchen with wall and base units incorporating worksurfaces over, sink drainer with splash back tiling, electric oven and hob with extractor over, laminate floor transitions to carpet flooring into the lounge area, electric radiator heating, TV point and Internet connection.

Bedroom One

11' 8" x 8' 7" (3.56m x 2.62m)

Having two UPVC double glazed window to rear, electric radiator, storage cupboard and carpet flooring.

Bathroom

Having a wash hand basin, W.C, Radiator and bath.

Cellar

All rooms having laminate flooring, electric radiators and benefiting from power and lighting

Room 1

13' 9" x 12' 1" (4.19m x 3.68m)

Room 2

13' 3" x 12' 7" (4.04m x 3.84m)

Room 3

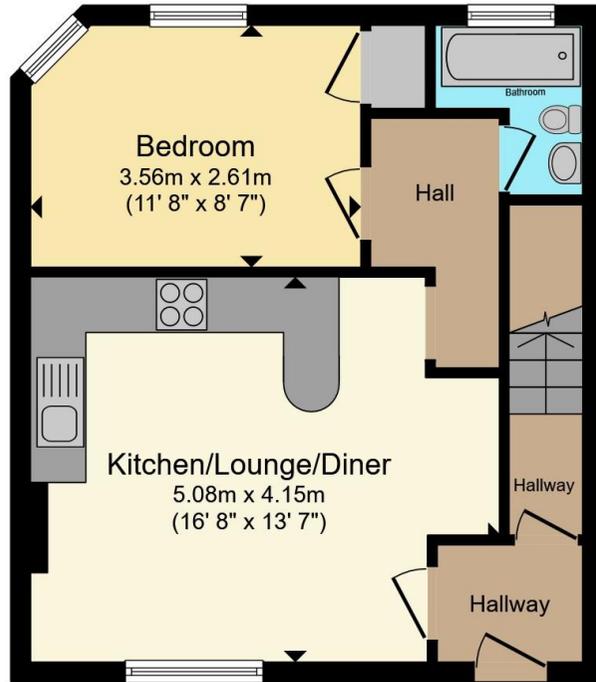
6' 7" x 5' 7" (2.01m x 1.70m)

Room 4

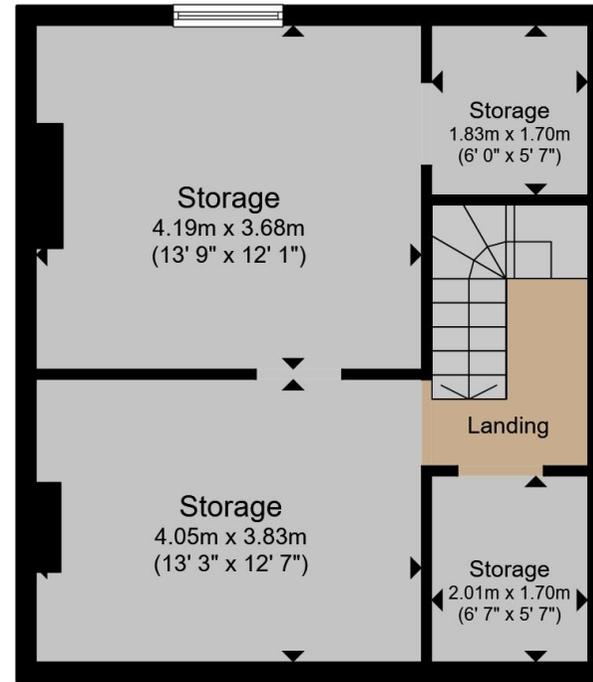
6' x 5' 7" (1.83m x 1.70m)







Ground Floor



First Floor

Total floor area 81.8 m² (881 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



To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1629.56

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STD107580

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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