



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Friars Terrace, Stafford, Staffordshire, ST17 4AU

**Offers in the
region of
£105,000**

* SPACIOUS APARTMENT * CENTRALLY LOCATED

* EXCELLENT COMMUTER ROUTES

* OPEN PLAN LIVING & KITCHEN SPACE

* ALLOCATED PARKING SPACE

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

An Excellent opportunity for a First Time Buyer or Investor! A Modern First Floor Apartment located within walking distance of Stafford railway station, has direct access to the national motorway network, via the M6, which also gives access to the M6 Toll Road and has easy access to a comprehensive range of town centre shops and amenities.

A spacious apartment comprising: Entrance hall, open plan lounge & kitchen, master bedroom with en-suite shower room a further bedroom and a main bathroom. Externally the apartment benefits from one allocated parking space and communal visitor spaces.

GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed window, storage cupboard, wall mounted electric heater

OPEN PLAN LIVING SPACE & KITCHEN AREA 21'11" x 11'5"
(6.7m x 3.5m)

Kitchen Area

Fitted with a range of wall, base a units with co-ordinating worktops, built in electric oven, hob and extractor, sink drainer with mixer tap, spaces for appliances. Ceiling light point, part wall tiled, uPVC double glazed window.



Lounge Area

Feature fire surround housing a coal effect electric fire, Ceiling light point, wall mounted electric heater, uPVC double glazed door opening onto a Juliette style balcony



BEDROOM ONE 12'1" x 9'10" (3.7m x 3m)

Ceiling light point, wall mounted electric heater, uPVC double glazed window



ENSUITE 5'10" x 4'7" (1.8m x 1.4m)

Fitted with a three piece white shower suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled.

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BEDROOM TWO 12'1" x 8'2" (3.7m x 2.5m)

Ceiling light point, wall mounted electric heater, uPVC double glazed window



BATHROOM 7'2" x 5'10" (2.2m x 1.8m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled



EXTERNALLY

Externally the apartment offers communal grounds and visitor spaces and a single allocated parking space.



GENERAL INFORMATION

Leasehold Property

134 years on lease.

£1,900 pa combined Service Charge and Ground Rent

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band A

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

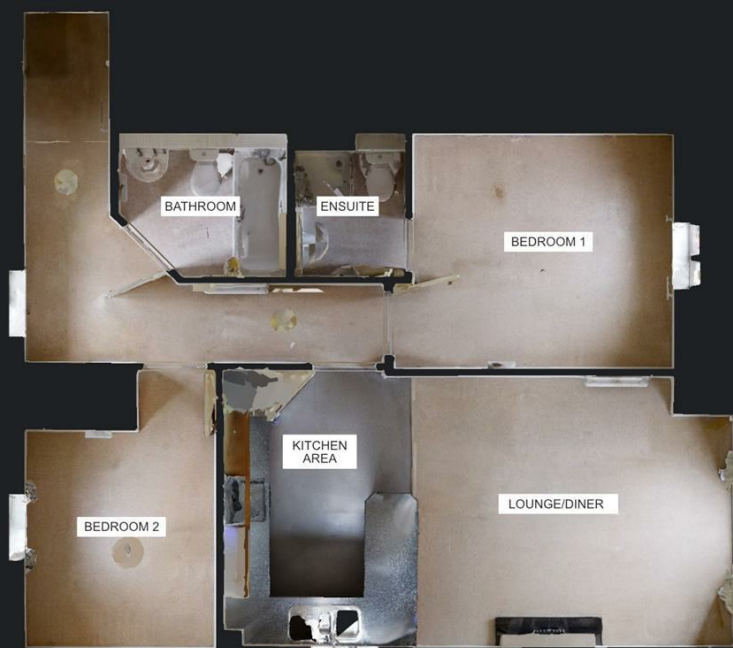
Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



First Floor

Friars Terrace, Stafford FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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