



## Flat 4, 20 Sandon Road

Stafford, ST16 3ES

£127,000

**Tinsley  
Garner**

independent property expertise



A smart and stylish town centre apartment in a converted former warehouse building. This is a lovely first floor apartment which would be ideal as a first-time buy, bolt hole or buy to let investment property. Offering well proportioned accommodation featuring: entrance hall, open plan living space / kitchen with space for dining, two bedrooms and a stylish bathroom. Well presented throughout and ready for immediate occupation. Parking for one car in the residents car park to the rear of the building. Great location within walking distance of Stafford town centre and about 10 minutes walk to the railway station.

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## Communal Entrance

## Hallway

With entry phone system

## Open Plan Living Space

A bright & airy living space which has three large windows to the front and side of the building. Sitting area with TV connection. Electric radiator.

## Kitchen

Adjoins the living space fitted with a range of wall & base cupboards with painted Shaker style cabinet doors and contrasting wood block effect work surfaces extending to a breakfast bar. Inset sink unit with mixer tap. Fitted appliances comprise: ceramic electric hob with stainless steel extractor hood and built-under electric oven. Space for a refrigerator and plumbing for washing machine. Part ceramic tiled walls. Wood effect floor.

## Bedroom 1

Double bedroom with window to the rear of the building. Electric radiator.

## Bedroom 2

Generous second bedroom with window to the front of the building. Electric radiator.

## Bathroom

Fitted with a modern white suite comprising: bath with glass shower screen and mixer shower attachment, pedestal basin & WC. Part ceramic tiled walls. Window to the rear. Electric radiator.

## Outside

There is a parking area to the building reserved for residents.

## General Information

Services: Mains water, electricity & drainage. Electric heating.

Council Tax band

Tenure: Leasehold - details tbc. Ground rent & service charge TBC

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.





