



A beautifully appointed, stylish penthouse apartment situated in this iconic Grade II listed mansion in Stafford. Offered to the market with no upward chain.

£180,000



Presented to a high standard throughout, this charming penthouse apartment has lift access to all floors and two allocated parking spaces. It is situated in a convenient location only a short walk from Stafford town centre and the train station that provides services to Birmingham, Liverpool, Manchester and London Euston.

Step inside the apartment where the reception hall has two storage cupboards and doors off to the accommodation. The spacious open plan kitchen and living area has two sash windows to the front overlooking the communal gardens, and plenty of space for a sofa and dining table. The luxury fitted kitchen has an attractive range of units, granite worktops and integrated appliances including electric oven, microwave, dishwasher, induction hob with extractor hood above, fridge freezer and washing machine.

The master bedroom has a sash window to the front overlooking the communal gardens, triple mirrored wardrobes, additional storage cupboard and the benefit of its own private en suite shower room fitted with a three-piece suite and feature tiling.

Bedroom two is a further double bedroom that also overlooks the communal gardens and has a mirrored sliding wardrobe. Completing the accommodation is the family bathroom having a bath with shower over, low level WC, vanity unit with inset sink and storage.

Outside are communal gardens and two allocated parking spaces.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced September 2017. 194 years remaining. Ground rent £150 per annum (next review date 1/1/2026). Service charge £1189.71 per annum.

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

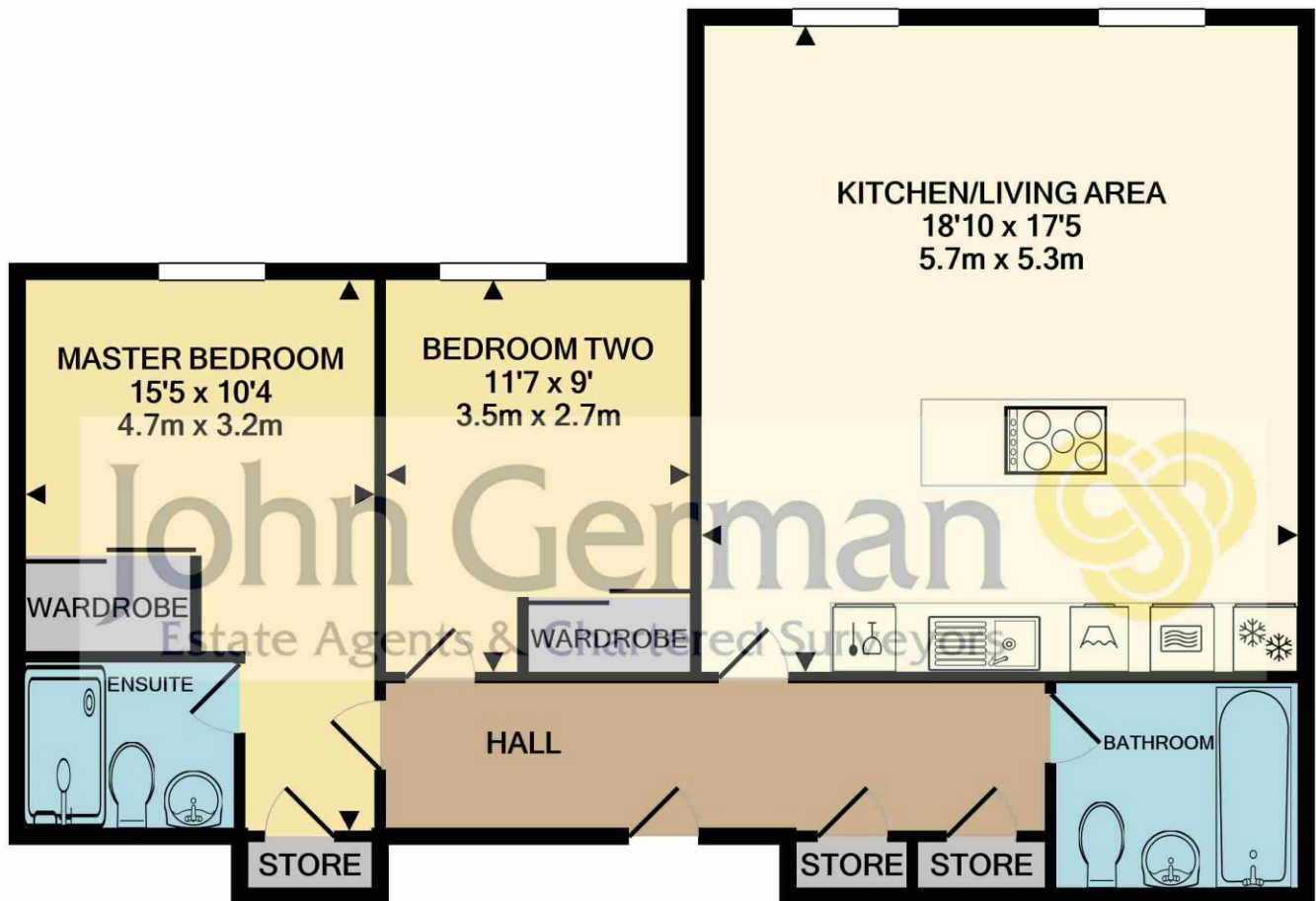
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

Our Ref: JGA/02062021

Local Authority/Tax Band: Stafford Borough Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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