

# Lawn Road

Rowley Park, Stafford, ST17 9AJ

John German



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£140,000

**This luxury one bedroom apartment offers an excellent opportunity to purchase a property set within a wonderful Grade II listed building in Stafford's most prized private park surrounded by quality neighbouring homes in this leafy suburban setting,**

Rowley Park is undoubtedly one of the most sought after, impressive and exclusive residential areas within Stafford. It is particularly convenient for the town centre. Stafford railway station provides comprehensive links to many cities and London Euston is approximately one hour and twenty minutes by some Virgin services. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. making this an ideal bolthole for commuters, first time buyers or even buy-to-let investors.

The front entrance door and impressive period surround leads into the communal hallway with Minton tiled flooring and staircase rising to the first floor & second floor landings.

The property offers communal entrance hall, open living/kitchen/dining area, double bedroom with two feature original arch windows to front and side aspects and cast iron fireplace, and a modern shower room with communal garden area and parking.

**Tenure:** Leasehold Currently 94 years remaining. We understand the Freehold is owned by the management company which is owned by the joint owners of the property. Service charge: £65 per month. Rowley Park communal charge: £362 (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Car park

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA04062024







## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent

