



15 Winchester Court, Wildwood, Stafford, ST17 4TB



**Perfect for people looking to downsize in this popular community this charming end of terrace first floor maisonette is located on Winchester Close in the sought after Wildwood area of Stafford.**

The maisonette is located in a popular complex of ground and first floor apartments with communal gardens around. Please note that this complex is restricted to the over 55's.

With two double bedrooms, a lounge/diner, kitchen and bathroom this is an ideal home for those looking to downsize.



The property is entered through a ground floor entrance hall that has hanging space for coats and space for a shoe rack. The staircase then leads up to the apartment on the first floor.

Located to the front aspect of the property, the stairs lead directly up to the lounge /diner - which is a large space that can easily be used for both relaxing and entertaining. With a large centralised window and neutral decoration this is a clean and bright space which adds real value to the property.

The kitchen, set to the side and front aspects of the property is accessed through the lounge space. With fitted units, space for a cooker, plumbing for a washing machine and having a vinyl floor this is a practical space that is conveniently located in the property.

The Master bedroom, set to the rear aspect of the property, is unusually large for a maisonette, with space for a double bed and additional bedroom furniture as well as having a built in wardrobe.

The second bedroom, also set to the rear aspect of the property, is a generous single room that has more than ample space for a single bed and additional furniture.

The Bathroom is set to the rear aspect of the property and contains a three piece suite with a low level flush W/C, vanity cupboard mounted wash hand basin and walk in shower with a wall mounted electric shower unit above.

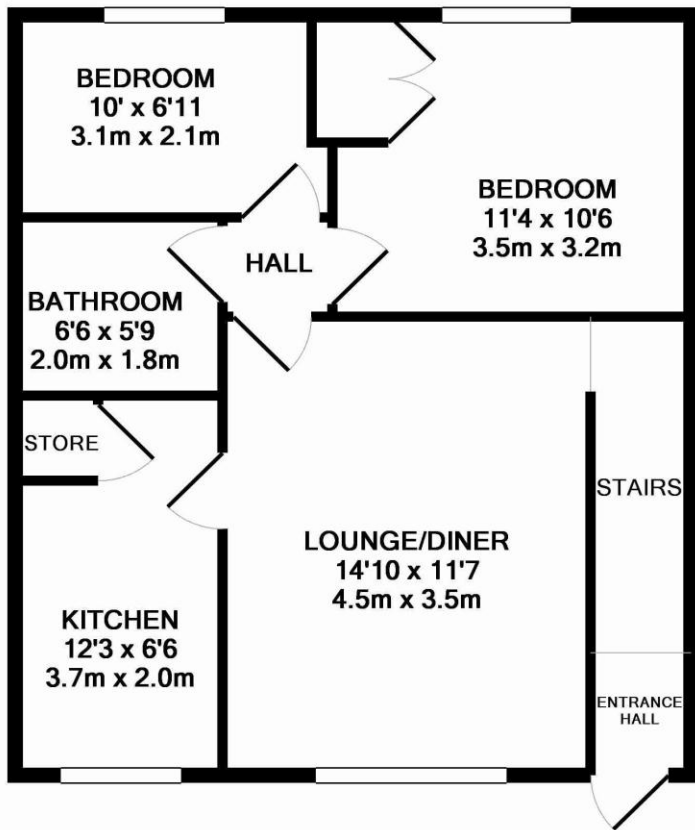
**The property is heated by storage heaters and hot water is provided from a water cylinder located in the airing cupboard in the kitchen.**

The apartment has the benefit of an allocated off street car parking space as well as street parking being available.

Winchester Court is located close to excellent transport links to the M6 (3.4 Miles Jct. 14) and also to the main line train station in Stafford (2.5 Miles) which provides regular high speed services to London Euston, Birmingham, Manchester and Liverpool. For local amenities there is a supermarket within a short walking distance as well as the Wildwood Park and the Stafford Costal Cruising Club. There are also a wide range of local amenities close by in the town such as restaurants, pubs, cinema, theatre, Victoria Park and both chain and boutique stores.

The property is for sale on a leasehold basis. We are informed that there are approximately 71 years remaining on the lease. Please contact Dixon & Co for more details.





TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)

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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**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. Dixon Estates (Stafford) Ltd 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. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Energy Performance Certificate** 

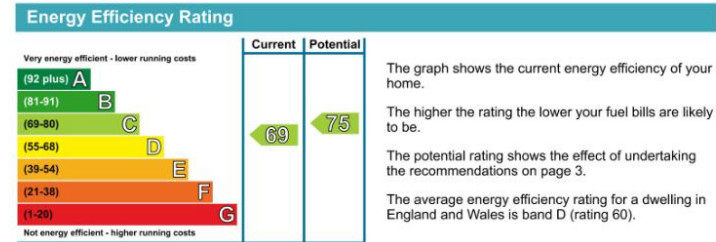
Flat 15 Winchester Court, Wildwood Ringway, STAFFORD, ST17 4TB  
 Dwelling type: Top-floor flat Reference number: 2688-8947-7220-4705-1964  
 Date of assessment: 28 October 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 28 October 2015 Total floor area: 52 m<sup>2</sup>

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,749
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 129 over 3 years	
Heating	£ 1,155 over 3 years	£ 912 over 3 years	
Hot Water	£ 402 over 3 years	£ 402 over 3 years	
<b>Totals</b>	<b>£ 1,749</b>	<b>£ 1,443</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 45	
2 High heat retention storage heaters	£1,200 - £1,800	£ 258	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.