

Drakeford Court



Wolverhampton Road, Stafford, ST17 4BS



A spacious and well presented second floor retirement apartment for the over 60's conveniently located for Stafford town centre.

Communal Entrance with Security Entry,
Communal Entrance Hall with Lift to Second Floor,
Personal Entrance Hall, Lounge with Juliet Balcony,
Kitchen with Oven and Hob, 2 Bedrooms and
Wet Room with Walk-in Shower.

Guide Price £145,000

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Distinctly
John German 

Accommodation

Set within a conveniently situated block of similar one and two bedroom properties this well presented second floor apartment benefits from electric storage heating and double glazed windows.

The apartment is approached by well lit and welcoming communal areas and the second floor is accessible via a passenger lift. A solid entrance door leads to the **Reception Hall** with doors to the lounge/dining room, bedrooms and wet room, storage heater and with three useful built in cupboards.

The particularly well proportioned **Lounge/Dining Room** has double French windows opening to a Juliet balcony, traditional style fire surround and electric fire, storage heater and small pane glazed double doors to the Kitchen.

The **Kitchen** is fitted with a range of matching units with granite effect work surfaces and stainless steel sink unit and drainer and tiled splashbacks. Inset electric ceramic hob, electric oven and grill and window to rear.

There are two spacious double bedrooms with the **Principal Bedroom** having a good range of built-in and fitted furniture and the **Second Bedroom** having a mirror fronted built-in wardrobe.

The superbly appointed **Wet Room** has a walk-in shower area with low screen doors and chrome thermostatic mixer tap, pedestal wash basin and close couple w.c.. The walls are tiled to full height in a contemporary fashion.

Communal and Additional Facilities

Residents' lounge and laundry room
Manager
24 Hour Apello emergency call system

Location

Drakeford Court enjoys an extremely convenient location on the outskirts of the bustling town centre of Stafford. Shops of most types are within easy reach including both supermarkets and chain stores. Additionally, there are quite a number of bars, cafes and restaurants to suit most tastes, and a library, theatre and cinema. Stafford is well served by public transport with regular and frequent 'bus services and mainline railway station with local, regional and national train services.

Agent's Note

Drakeford Court is located within a Conservation Area.

Tenure

Leasehold – we have been advised by the seller that the lease is for a term of 125 years from 1st March 2005 and that the ground rent is £460 per annum and that the last 6 month service charge was £1360. A copy of the lease is awaited.

To view this well presented apartment please call John German Estate Agents at the Stafford Office.



Floor Plan Clause

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. Made with Metropix ©2016





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.

Local Authority

Stafford Borough Council

Useful Websites

www.environment-agency.gov.uk/maps
www.staffordbc.gov.uk www.staffordbc.gov.uk/planning

JGA/220916 JGC/280916
 (DRAFT - Awaiting approval, may be subject to amendment)
 CH/RLM/S02914

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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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