

# Sash Court

Sandon Road, Stafford, ST16 2PS



A well presented two bedroom ground floor apartment in a very convenient town centre location with off road parking.

£560 pcm

John German

A well presented modern first floor apartment located in a prime location near to the town centre and with off road parking.

The apartment has gas central heating, is double glazed and is well presented in modern neutral colours throughout.

The open plan kitchen and living area is well presented with a range of light wood wall and base units and black roll edge work top. The fitted kitchen has a stainless steel sink and drainer, electric induction hob and extractor over head and electric oven, fitted fridge freezer and washer machine. Tiled floor in kitchen and dining area and laminate floor to living area. Three front facing double glazed windows.

The Master bedroom has a double wardrobe with side facing double glazed window and carpet to floor.

Bedroom two with side facing double glazed window and small corner storage cupboard.

The shower room is modern white suite with tiled floor and with wash basin, wc, heated towel rail and double shower stall. Storage unit.

Outside there is parking for one vehicle allocated and a single visitors space.

The property is available unfurnished. No pets or smokers.

Call now to book your viewing.

Viewing is highly recommended.

Sorry no pets, smokers, housing benefit or sharers permitted.

**Council Tax Band: B**

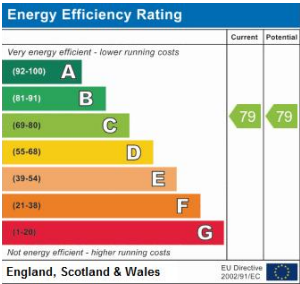
Ref: JGLET070220RJ

Agents’ Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johnngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or 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 lettings 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. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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