



20 Sandon Road, Stafford, ST16 3ES

£122,500

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Flat 10, Third Floor Apartment – North Stafford

Discover modern living in a beautifully converted period building, ideally located to the north of the vibrant town of Stafford. This stunning third-floor apartment offers a perfect blend of historical charm and contemporary comfort, making it a must-see for a wide range of potential buyers.

Prime Location

Nestled in a sought-after area, this development boasts excellent access to Stafford town centre, renowned for its diverse retail shopping options, inviting public parks, and extensive leisure facilities. Whether you're looking to explore Victoria Park's scenic beauty or enjoy a day out at the Guildhall Shopping Centre, everything you need is just a short distance away.

Commuter's Paradise

For those who commute, this location is unbeatable. Stafford Railway Station, situated on the West Coast Main Line, offers swift connections to London, making your travels hassle-free. Additionally, the proximity to the M6 motorway ensures easy access to major cities and destinations, enhancing your commuting experience.

Stunning Apartment Features

Flat 10 is situated on the third floor, presenting a bright and spacious layout with modern amenities:

- **Contemporary Kitchen and Bathroom:** Equipped with high-quality appliances, ensuring convenience and style.
- **Secure Entry:** Telecom secure entry phone system provides peace of mind.
- **Comfortable Living Spaces:** The apartment is adorned with carpets and modern flooring, complemented by efficient storage heaters.
- **Unique Architectural Elements:** High ceilings and exposed roof timbers add character and a sense of grandeur to the living spaces.
- **Ample Storage:** Each apartment comes with a walk-in storage cage in the secure basement, perfect for your extra belongings.

Parking and Accessibility

To the rear of the building, a well-maintained car park offers an allocated space for each property, ensuring you never have to worry about parking.

Local Highlights

Stafford is a town rich in history and culture, offering a variety of attractions and activities:

- **Victoria Park:** A picturesque spot for leisurely strolls and outdoor activities.
- **Ancient High House:** Dive into local history with a visit to this stunning Elizabethan timber-framed building.

- **Stafford Castle:** Explore the ruins and learn about the region's medieval heritage.

With its blend of historical allure, modern amenities, and prime location, Flat 10 in North Stafford is more than just a home; it's a lifestyle choice. Don't miss the opportunity to make this exceptional apartment yours. Schedule a viewing today and experience the best of Stafford living.

Open Plan Lounge Kitchen 14'10" x 11'6" (4.53 x 3.53)



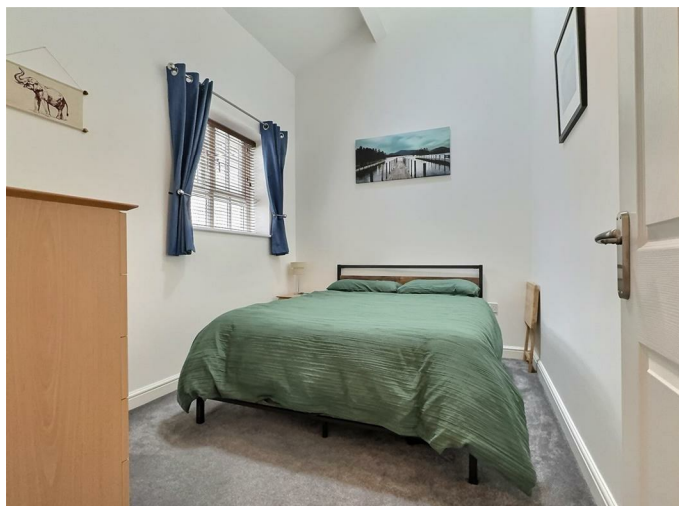
Lounge Area

Step into the inviting lounge area, where comfort meets charm. The room is carpeted for a cozy feel, featuring two uPVC double glazed windows that flood the space with natural light. The wall-mounted electric heater with thermostatic control ensures a comfortable environment, while the TV point and multiple power points offer modern conveniences. The room is enhanced by two ceiling light points and exposed feature timber roof beams, adding character and warmth.

Kitchen Area

The kitchen area is a perfect blend of style and functionality. It boasts a range of matching wall and base units in a chic shaker style with a cream matt finish, providing ample storage with cupboards and drawers. Integrated appliances include a fan-assisted electric oven and grill, and a fridge with freezer compartment. The block wood effect work surface with tile splash back complements the aesthetic, while the inset 4 burner electric hob with stainless steel extractor hood and chimney ensures culinary efficiency. The inset stainless-steel sink and drainer with mixer tap and the wood effect flooring complete this modern kitchen, which also offers multiple power points for convenience.

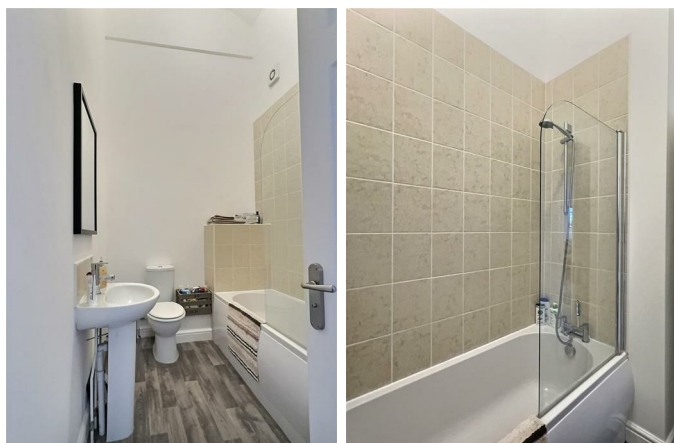
Bedroom One 11'6" x 8'2" (3.52 x 2.50)



Bedroom

This room is a light-filled haven of space and comfort. It features a high ceiling adorned with exposed timber beams, adding a touch of rustic charm to the modern setting. A Velux window and a uPVC double glazed window to the rear elevation ensure the room is bathed in natural light. The room is equipped with a ceiling light point, multiple power points, and a wall-mounted electric heater with thermostatic control, providing both practicality and a cozy atmosphere.

Bathroom 9'0" x 5'11" (2.75 x 1.82)

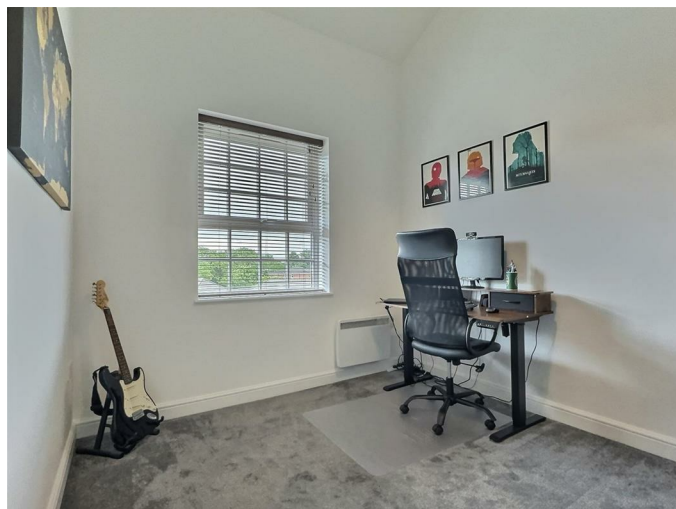


Bathroom

This spacious bathroom features high ceilings that enhance the sense of openness. The white suite includes a panel bath with a sleek glass shower screen, a mixer filler with a diverter to a handheld shower, and a pedestal wash hand basin complemented by a tiled splashback and a mixer filler. The close-coupled WC adds to the clean, modern aesthetic. For your comfort, there is a wall-mounted electric bathroom heater, a

ceiling light point, and an extractor fan to maintain a fresh environment. The vinyl flooring is both practical and stylish, completing the look of this well-appointed bathroom.

Bedroom Two 10'1" x 9'1" (3.08 x 2.77)



Bedroom Two

This versatile room, currently used as an office, is bathed in natural light from a uPVC double glazed window to the front elevation. It features high ceilings and multiple power points, making it ideal for a productive workspace or adaptable for other needs.

Hallway



Hallway and Storage Area

This dedicated space offers convenient coat and shoe storage, ensuring a tidy and organized entryway. Equipped with a telecom secure entry phone for added safety, it also features a wall-mounted electric heater with thermostatic control for comfort. The hallway provides access to two bedrooms, the bathroom, and an airing cupboard housing the unvented hot water cylinder. The ceiling light point ensures the area is well-lit, making it both functional and welcoming.

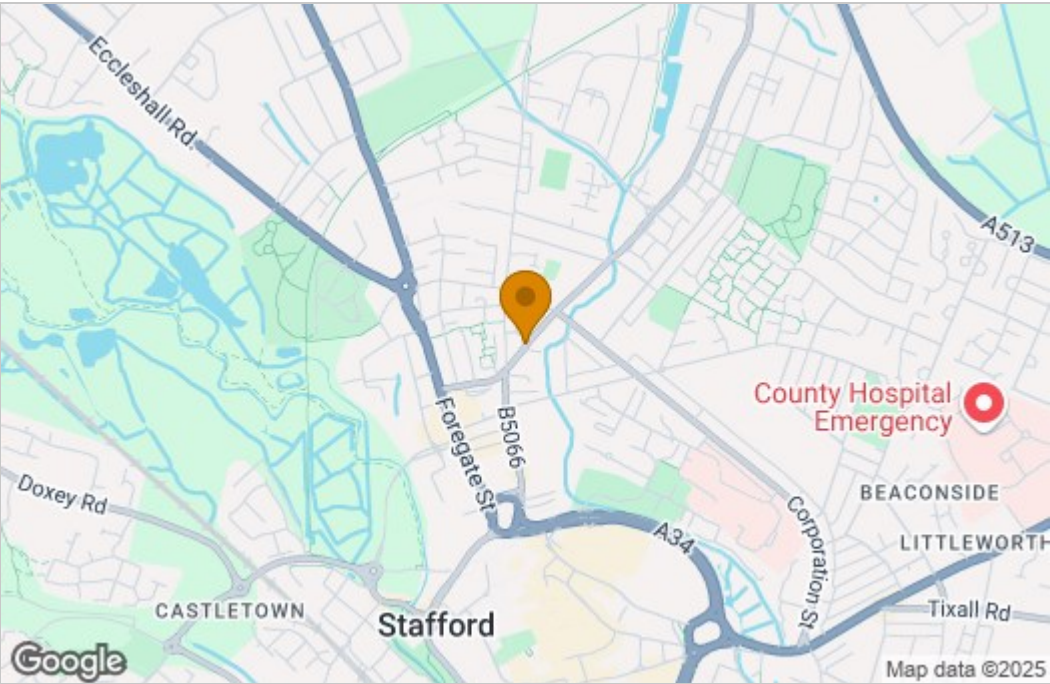
External



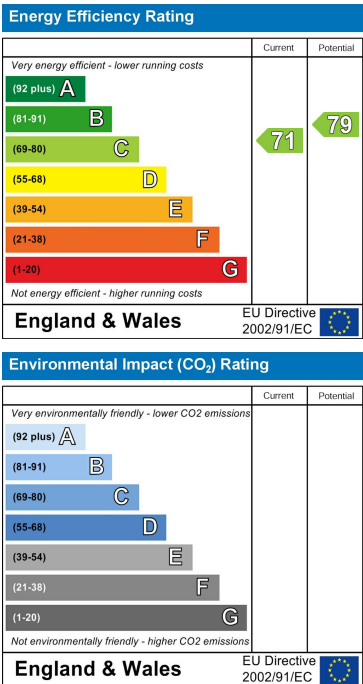
Floor Plan



Area Map



Energy Efficiency Graph



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