



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM APARTMENT FOR RENT - £750 PER MONTH

AVERILL ROAD, HIGHFIELDS, STAFFORD, STAFFORDSHIRE, ST17 9XX



### KEY FEATURES

- 2 BEDROOM TOP FLOOR FLAT • SPACIOUS LOUNGE/DINER • MODERN KITCHEN • 2 DOUBLE BEDROOMS •
- STYLISH BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • OVERLOOKING THE ROWLEY PARK •
- CLOSE TO LOCAL AMENITIES

STONE

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## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Two Bedroom Apartment overlooking Rowley Park, with a carpark to the rear and on street parking at the front, close to local amenities and having easy access to the Motorway network via the M6.

The property comprises an Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, Family Bathroom and a Balcony. The property benefits from gas central heating and double glazing.

The property is approached via a oneway system allowing plenty of on street parking, there is a rear carpark and it is adjacent to the entrance to Rowley Park.

The Council Tax Band is A.  
Mains Gas & Electricity  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding  
The Energy Performance Certificate is C.

## LOCATION

Leave Stafford on the A449 continue for about 3 miles and turn right at the traffic lights onto West Way, you will find Averill Road on your right and your destination is at the bottom next to the entrance to Rowley Park

## SECOND FLOOR

**Entrance - 6' 0" x 4' 9" (1.84m x 1.47m)** The property is entered from the communal hallway, through a grey door into a welcoming Entrance with white decor, a white ceiling with loft hatch giving access to the roof space above and neutral fitted carpet. There are doors opening into the second bedroom, family bathroom, two storage cupboards and opens up into the Hallway.

**Hallway - 11' 9" x 3' 0" (3.59m x 0.92m)** The Hallway has white decor, a white ceiling with pendant light fitting, a wall mounted central heating radiator, a neutral fitted carpet, with doors opening into the first lounge, kitchen and first bedroom.

**Lounge Area - 12' 4" x 12' 1" (3.78m x 3.69m)** The Lounge has white decor, a white ceiling with a pendant light fittings, double glazed 'French' doors with glass side panels opens onto a balcony (3.69m x 0.62m 12'-1" x 2'-0") at the front. There is a wall mounted central heating radiator, a wall mounted electric fire with shelf above, TV connection point and wooden laminate flooring.

**Dining Area - 8' 11" x 8' 9" (2.74m x 2.68m)** The Dining Area has white decor, a white ceiling with pendant light fitting, a double glazed window looking down onto the car park and Rowley Park, a wall mounted central heating radiator and laminate flooring.

**Kitchen - 9' 11" x 8' 5" (3.04m x 2.58m)** The modern Kitchen has white decor with white ceramic tiled splash backs having black border tiles, a white ceiling with central flush light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, a wall mounted "Worcester Bosch" central heating boiler and mosaic patterned vinyl flooring. There is a selection of white wall and base units with wood effect counter tops inset with a stainless steel sink, drainer and chrome single lever mixer tap, a stand alone gas cooker, space for a washing machine and an undercounted fridge. There is a built in cupboard with space for a freezer and storage. (0.81m x 1.65m 2'-8" x 5'-5")



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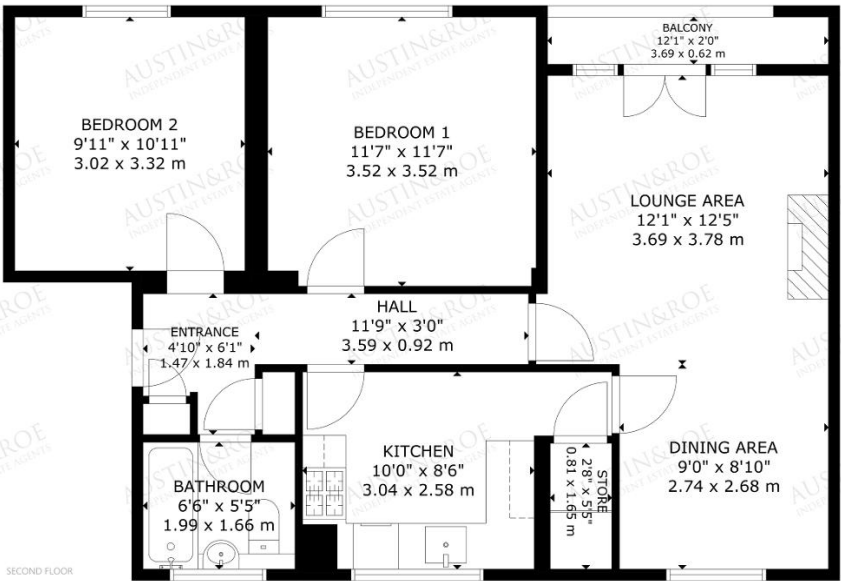
**Bedroom 1 - 11' 6" x 11' 6" (3.52m x 3.52m)** The First Bedroom has white decor, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a TV connection point and grey fitted carpet.

**Bedroom 2 - 10' 10" x 9' 10" (3.32m x 3.02m)** The Second Bedroom has white decor, a white ceiling with pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and pale grey fitted carpet.

**Family Bathroom - 6' 6" x 5' 5" (1.99m x 1.66m)** The Family Bathroom has full height neutral ceramic tiling in the bathing area and behind the sanitary ware and half height tiling on the other wall with painted pale blue wall covering above, a white ceiling with a flush light fitting, a wall mounted chrome heated towel rail/radiator and grey wood effect vinyl floor covering. The white bathroom suite comprises a panel bath with an electric shower above, a white vanity unit with wood effect countertop inset with a wash hand basin with chrome mixer tap and hidden cistern low level close coupled WC with push button flush.







GROSS INTERNAL AREA  
TOTAL: 68 m<sup>2</sup>/728 sq ft  
SECOND FLOOR: 68 m<sup>2</sup>/728 sq ft  
EXCLUDED AREA: BALCONY: 2 m<sup>2</sup>/25 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

