

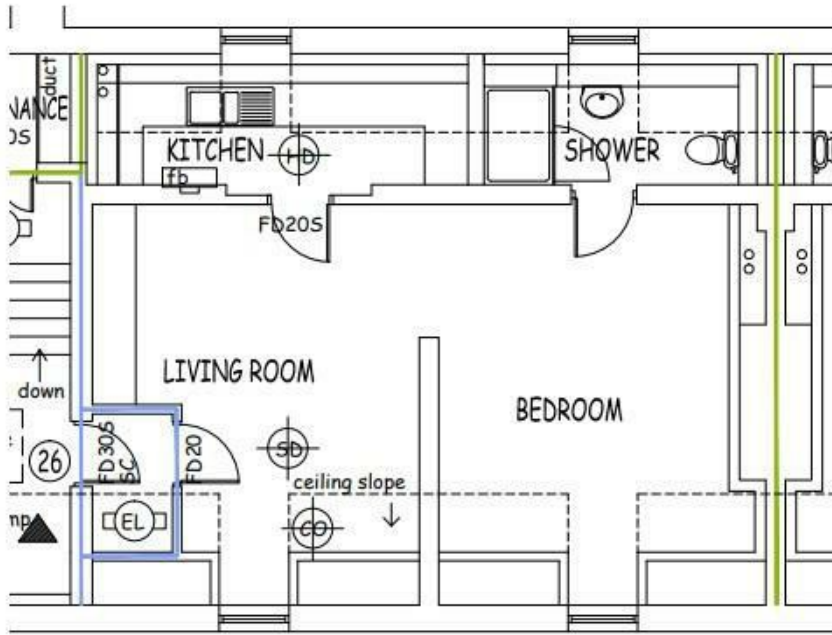


## Plot, 25 Chetwynd Court, Stafford, Staffordshire, ST17 4FQ

Stylish top floor apartment on this exclusive development at the heart of Stafford. Offering 716 sq ft of accommodation featuring: entrance hall, open plan living space with dormer window overlooking the courtyard, separate fully fitted kitchen, double bedroom and stylish en-suite shower room. Secure gated courtyard development with reserved parking for one car. Chetwynd Court is an imaginative recreation of one of the towns most iconic buildings, the former Chetwynd Centre located the heart of Stafford just a few minutes walk from the town centre and railway station giving easy access to Birmingham New Street within 40 minutes and London Euston in 1hr 25 mins. 999 year leasehold, ZERO ground rent, LOW SERVICE CHARGE. Ready for occupation autumn 2022. Photographs are representative of the development, not the individual property

- Second Floor Studio Apartment
- Exclusive Courtyard Development
- Town Centre Location
- 5 mins walk from Stafford Railway Station
- Stylish Contemporary Interiors
- Gas central heating
- Reserved Parking
- Secure Gated Access
- Low Service Charge
- 999 Year Lease

**£152,500**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		