

## £46,900 Shared Ownership

Tower Place, St Georges Parkway, Stafford, ST16 3ZF



- Guideline Minimum Deposit £4,690
- Second (Top) Floor
- High Performance Glazing
- Two Parking Spaces
- Guideline Income £16,000
- Approx. 620 Sqft Gross Internal Area
- Gas Central Heating
- Walking Distance to Stafford Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £134,000). This very smartly-presented flat is on the top floor and has an open-plan, south-west-facing main room with attractive kitchen area. The two bedrooms are very similar in size and there is a simple, modern bathroom. Energy-efficiency and environmental-impact ratings are very good, thanks to well insulated walls and roof, gas central heating and high performance glazing. Tower Place is located in the grounds of a converted early-19th-century hospital. The block has therefore been constructed with a period look which incorporates features such as a stucco ground floor level and sash windows topped by flat arch lintels. The flat comes with the use of two parking spaces and is also within comfortable walking distance of both the town centre and Stafford Railway Station.

**Tenure:** Leasehold (125 years from 2018).

**Minimum Share:** 35% (£46,900).

**Shared Ownership Rent:** £214.78 per month (subject to annual review).

**Admin Fee:** £19.68 per month (subject to annual review).

**Service Charge:** £81.28 per month (subject to annual review).

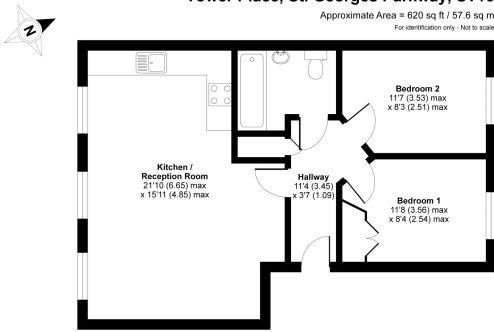
**Guideline Minimum Income:** £16,000 (based on minimum share and 10% deposit)

**Council Tax:** Band C, Stafford Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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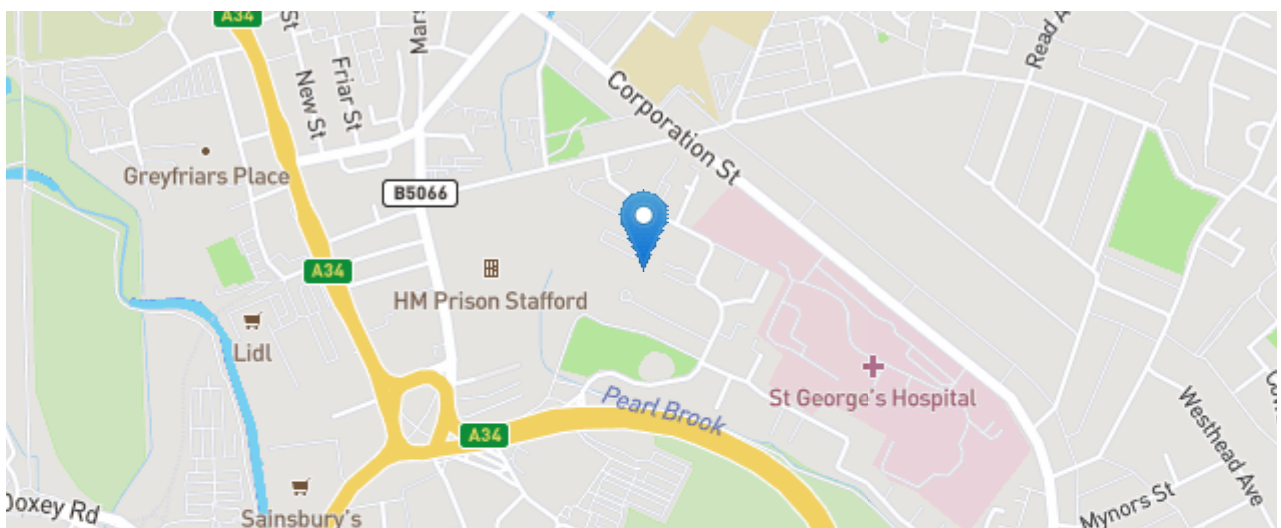
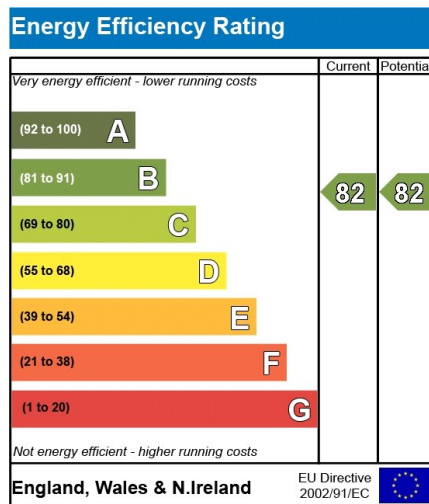
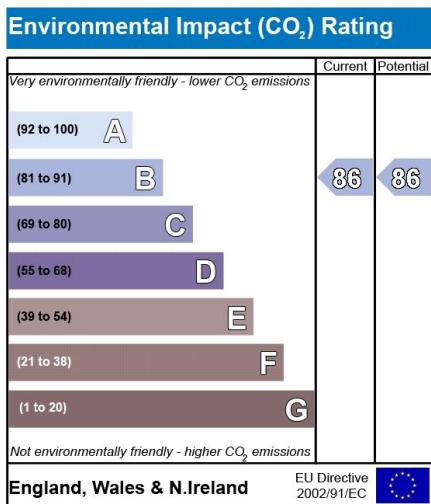
Approximate Area = 620 sq ft / 57.6 sq m  
For identification only - Not to scale



Second Floor  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©Urbanmoves 2021

**DIMENSIONS**

- RECEPTION**  
21' 10" max. x 15' 11" max. (6.65m x 4.85m)
- KITCHEN**  
included in reception measurement
- BEDROOM 1**  
11' 8" max. x 8' 4" max. (3.56m x 2.54m)
- BEDROOM 2**  
11' 7" max. x 8' 3" max. (3.53m x 2.51m)
- BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.