

## 18 Peter James Court, Stafford

£138,000 Leasehold



First-floor maisonette with a modern open-plan layout. • Two double bedrooms with fitted wardrobes and master en-suite. • Walking distance to the town centre and excellent commuter links. • Ideal for buy-to-let investors or anyone looking to take the leap into property ownership. • Located in sought-after Peter James Court, offering a secure and peaceful environment.



Don't miss out on this golden opportunity! Situated in the ever-popular Peter James Court, this two double-bedroom maisonette is a hot property waiting for the right buyer. Whether you're an investor ready to expand your portfolio, a first-time buyer looking to take that crucial first step, or someone looking to downsize, now's the time to act! Located on the first floor and spread over two levels, this maisonette offers an open-plan living, dining, and kitchen area. Sliding doors lead to a sunlit balcony, where you can enjoy the outdoors and admire the beautifully maintained communal gardens below. The downstairs bathroom includes a shower over the bath, with ample storage space throughout. Upstairs, you'll find two double bedrooms, both featuring fitted wardrobes and skylights that let natural light flood in. The master bedroom also benefits from its own en-suite shower room, adding an extra touch of luxury. With communal gardens and designated parking for both residents and visitors, this property ticks all the right boxes. Peter James Court is known for its secure and peaceful environment, making it a solid investment or the perfect first home. Opportunities like this don't last forever—so act now and arrange your viewing!



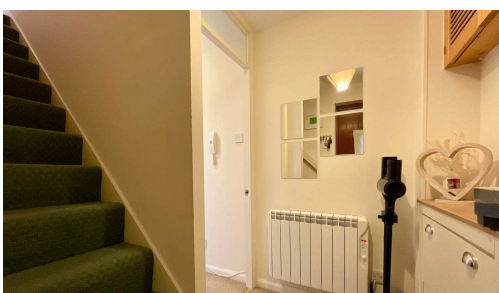
Golden opportunity in Peter James Court! 2-bed maisonette on 1st floor with open-plan living, sunlit balcony, communal gardens, designated parking. Ideal for investors, first-time buyers, or downsizers. En-suite master bedroom, fitted wardrobes, prime location. Don't miss out—view now!

Council Tax band: B

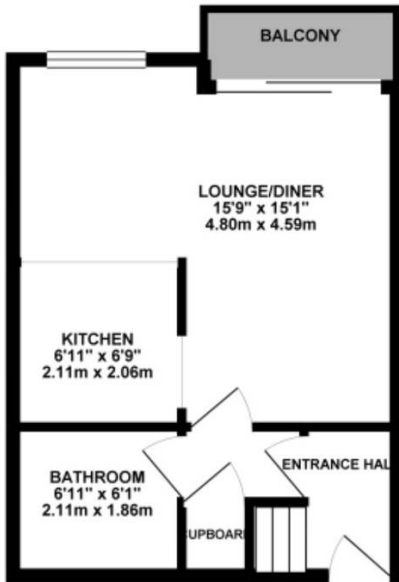
Tenure: Leasehold

EPC Energy Efficiency Rating: C

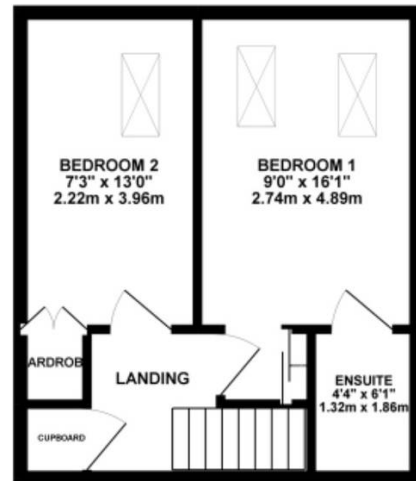
EPC Environmental Impact Rating: D



GROUND FLOOR 324.04 sq. ft.  
(30.10 sq. m.)

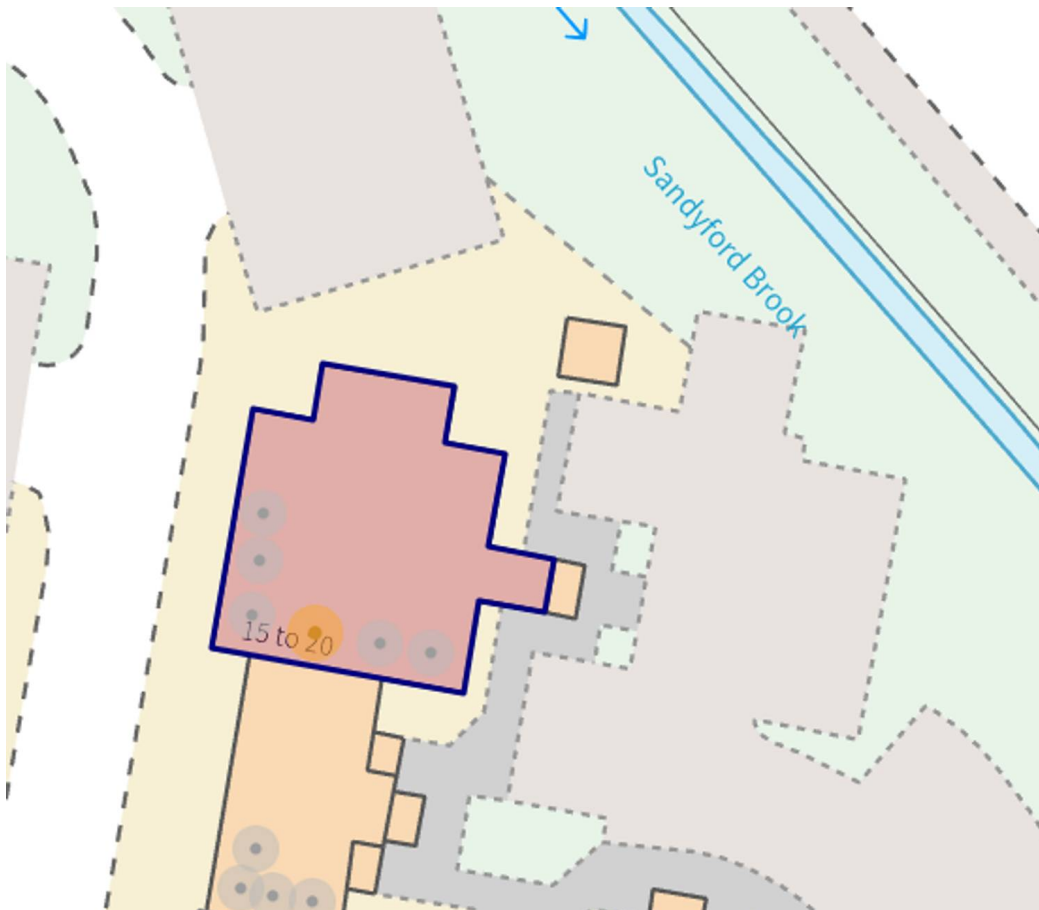


1ST FLOOR 310.16 sq. ft.  
(28.82 sq. m.)



TOTAL FLOOR AREA: 634.20 sq. ft. (58.92 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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