

RORY MACK

ASSOCIATES

3 QUEENSCROFT COURT, QUEENSVILLE AVENUE, STAFFORD, ST17 4QL

TO LET

£825 PCM

- Well Presented Apartment, Featuring, a spacious lounge, modern kitchen, bathroom and two bedrooms
- Close proximity to Stafford Town Centre and Queens Retail Park
- Secure communal entrance and private parking
- EPC rating C





QUEENSCROFT COURT

STAFFORD

ST17 4QL

GENERAL DESCRIPTION

A well-presented apartment located in the popular Queensville area.

Ideally positioned for convenience, the property offers excellent access to major transport links, local amenities and public transport routes, making it perfect for commuters and those seeking easy day-to-day living.

The apartment boasts a generous lounge, perfect for relaxing or entertaining, a well-appointed fitted kitchen, a bright and modern bathroom and two spacious bedrooms.

Externally, the property offers private parking for residents only.

This well-maintained first floor, 2-bedroom apartment is situated in a highly desirable location, offering the perfect blend of style and convenience.

Comfortable and well-sized rooms and complete with an allocated parking bay and visitors parking. The apartment is perfect for professionals, couples, or anyone looking for a modern, easy-to-maintain living space in a prime location.

LOCATION

Nestled in the sought-after area of Queensville, this charming residential complex offers a peaceful setting with the convenience of Stafford Town Centre and Queens Retail Park just a short distance away. Enjoy easy access to a wide range of shops, restaurants, and everyday amenities, making it an ideal location for comfortable, connected living.

EPC

Band C (73)

COUNCIL TAX

Stafford Borough Council
Band B £1790.97 per annum (26/27). Please note that a single occupier qualifies for a 25% discount.

SERVICES

All mains including electricity and water are connected. Please note that the bills are not inclusive within the rent.

ACCOMMODATION

Kitchen	**3.94m x 2.13m**	**12.93ftx7.01ft**
Bedroom 2	**3.08m x 4.61m**	**10.1ftx15.13ft**
Bedroom 1	**3.96m x 2.66m**	**13.01ftx8.73ft**
Bathroom	**2.18m x 1.82m**	**7.17ftx6.01ft**
Lounge	**4.38m x 3.95m**	**14.40ftx12.97ft**





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements