

## 15 Joules Court

Crown Street, Stone, Staffordshire, ST15 8EF



**PRICE: OIEO £110,000**

**Lease: 125 years from 2007**

### Property Description:

A RE-CARPETED AND DECORATED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A JULIET BALCONY OVERLOOKING THE CAR PARK Joules Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 41 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents Lounge

Laundry Room

Guest Suite & Car Park

Lift to all floors

Emergency alarm system & Security Entry System

Development Manager

To include: carpets, curtains and light fittings

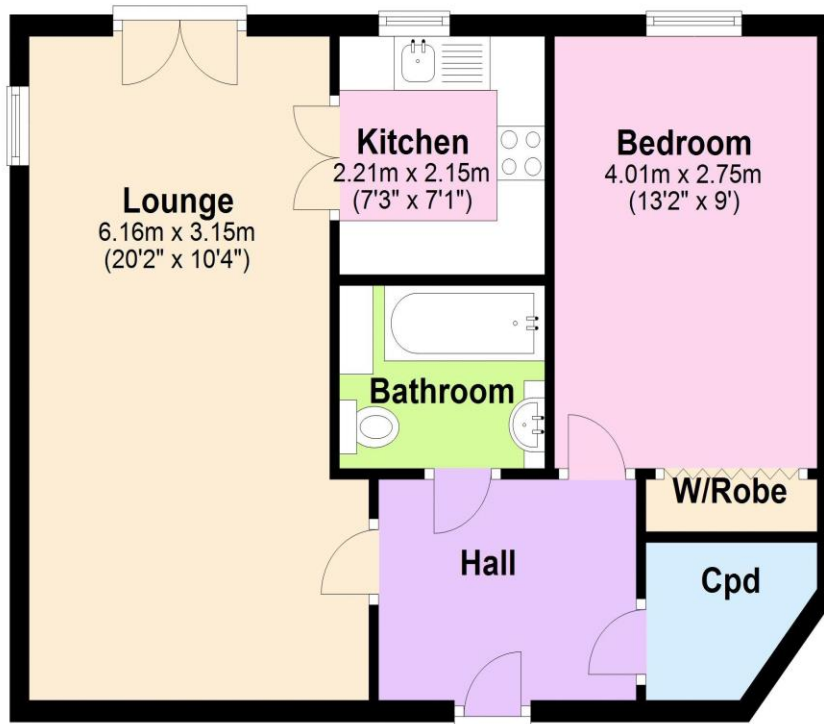
Lease 125 years from 2007



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

### Floor Plan

Approx. 50.4 sq. metres (542.3 sq. feet)



Total area: approx. 50.4 sq. metres (542.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£2991.94

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.