



20, Joules Court, Stone, ST15 8EF



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**Offers**

**£125,000**

**Around**

New price, motivated vendor, no upward chain. An exceptional value for money purpose built retirement apartment in a highly desirable location on the edge of Stone town centre adjacent to the canal. This immaculately presented first floor apartment enjoys views towards the town centre and offers spacious accommodation comprising: entrance hall with cloaks and airing cupboards, light and airy lounge diner with plenty of room to entertain family and friends, fully fitted kitchen with integrated appliances, double bedroom with built-in wardrobes and a modern shower room. Built by McCarthy & Stone in 2008, Joules Court is a luxurious retirement complex offering a host of facilities for residents including: security entrance system, large communal lounge with kitchen, emergency alarm system, lift to all floors, laundry, lovely communal gardens and secure parking for mobility scooters.



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#### Entrance Hall

A welcoming reception hall offering ceiling coving, cloaks cupboard, intercom panel, smoke alarm, carpet and an airing cupboard with fitted shelving housing the hot water storage system.

#### Living Room Diner

A spacious, light and airy reception room with four Upvc double glazed windows to the front and side elevations enjoying views towards Stone town centre and its daily activity as it passes by. With modern fire surround and inset coal effect electric fire, ceiling coving, TV satellite connection, telephone point, wall mounted electric panel heater, carpet and glazed double doors opening to the kitchen.

#### Kitchen

Fitted with a range of wood effect wall and floor units, under wall unit lighting, contrasting marble effect work surfaces, inset stainless steel sink and drainer with chrome mixer tap, tiled splash-backs, ceiling coving, Upvc double glazed window to the side aspect, wall mounted electric fan heater and vinyl flooring.

Appliances comprising: ceramic electric hob with extractor hood and light over, built in fridge and freezer, integral microwave and electric oven.

#### Double Bedroom

A generous size bedroom with Upvc double glazed window to the front aspect, ceiling coving, built-in wardrobes to one wall with bi-fold mirrored doors, telephone and TV connections, wall mounted electric panel heater and carpet.

#### Shower Room

A modern shower room with a white suite comprising; 1200mm shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps and a low level push button WC. Ceiling coving, fully tiled walls, wall mounted electric fan heater, towel radiator, shaver point strip light, extractor fan and an emergency pull cord.

#### Communal Facilities

Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the 'over 55' retirement home sector.

The residence has extensive communal amenities for residents including a luxurious residents lounge with kitchen facility, guest suite, lift to all floors, laundry, communal gardens and secure parking for mobility scooters.

The Development Manager is on site 8.30am until 4.30pm daily and outside these times an emergency alarm system is monitored.

#### General Information

Leasehold, 125 years from 01 September 2007

Council Tax Band C

Service Charge £2992 per annum - Paid half yearly (24 hour emergency contact cover included)

Ground Rent £425.00 per annum - Paid half yearly

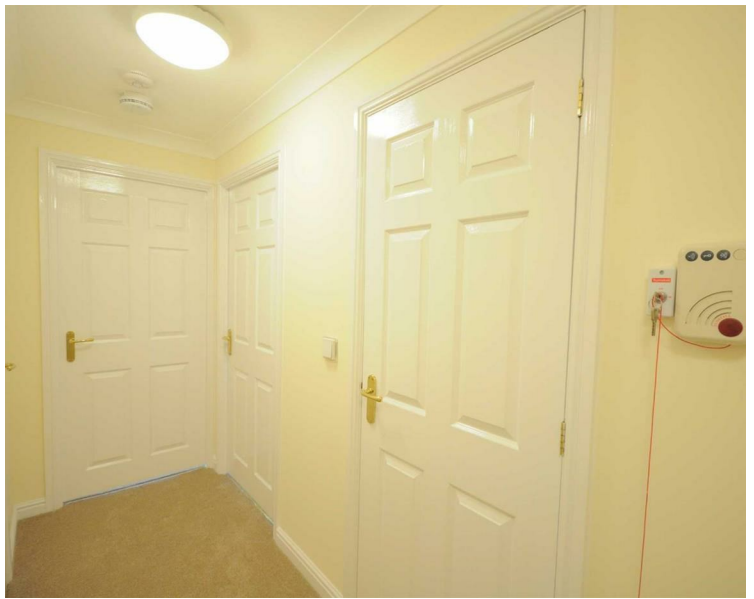
#### Services

Mains water, electricity & drainage.

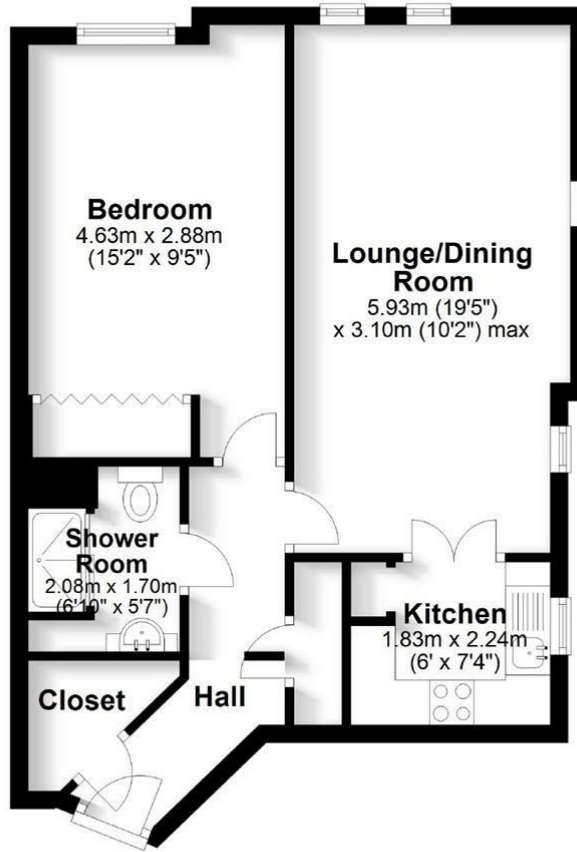
Electric central heating.

#### Viewings

Strictly by appointment via the agent



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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>		84	85
	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		