

**Tinsley
Garner**
independent property expertise



65, The Moorings, Stone, ST15 8QZ



Asking Price **£99,950**

Small but perfectly formed! This compact and bijou ground floor retirement apartment is in a popular development on the edge of Stone town centre and within easy reach of everything that Stone has to offer. The accommodation comprises: spacious hallway with built-in storage, sitting room with French windows opening to a very pleasant garden area with paved patio, kitchen with fitted appliances, double bedroom & upgraded shower room. The Moorings is in a lovely canal side setting with beautifully kept grounds, extensive communal amenities including a residents lounge, laundry and guest accommodation for visitors. Newly decorated throughout and ready for immediate occupation. An excellent value property offered with no upward chain.



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<https://www.tgprop.co.uk>



Communal Entrance

With secure entry phone system and access to /from both Abbey Street (car park) and Stafford Street

Hall

Spacious hallway with storage / airing cupboard housing the hot water cylinder. Storage heater

Lounge

With French doors to the rear opening onto a small patio area with space for sitting & pot gardening. Archway through to the kitchen, storage heater, TV aerial connection. Faux fireplace with feature electric fire.

Kitchen

The kitchen has a range of wall & base cabinets with wood effect work surface with inset sink unit. Fitted appliances comprising; ceramic electric hob unit & eye level electric oven, space for a refrigerator. Wood effect flooring.

Bedroom

Double bedroom with window to the rear of the apartment overlooking the garden area. Built-in wardrobe & additional fitted wardrobes with dressing table & matching bedside cabinets.

Shower Room

Upgraded shower room featuring a white suite with: large walk-in shower enclosure with glass screen and electric shower, pedestal basin & WC. 'Shower wall' panelling and wood effect flooring. Electric heater.

Outside

Small garden area (not owned but tended by the apartment owners) with patio & seating area. Communal gardens on the canal side with plenty of space for sitting out enjoying the sunshine.

General Information

Services Mains water, electricity & drainage. Electric heating

Council Tax Band A

Tenure Leasehold - 99 years from 1989. 66 years remaining

Service Charge £ 187.16 per month

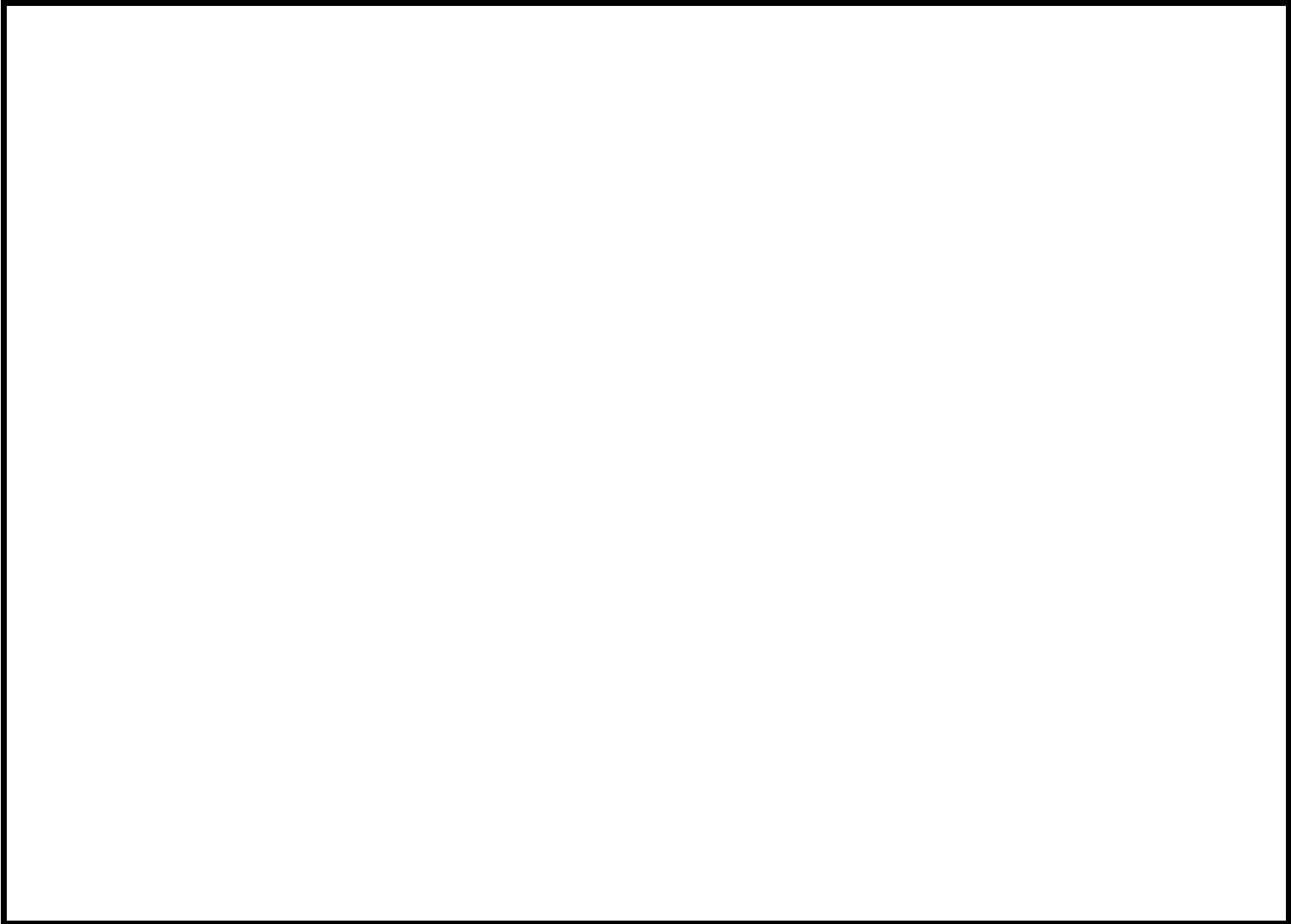
Ground Rent £ 438.92 payable in 2 instalments of £219.46 on 1st March and 31st August each year

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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 Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	