

**Tinsley
Garner**
independent property expertise



10 Joules Court, Crown Street, Stone, ST15 8EF



Asking Price £225,000

An opportunity to purchase arguably one of the most desirable canal facing, first floor luxury retirement apartments, located on the edge of Stone town centre. Offering well presented accommodation comprising: entrance hallway with two good size storage cupboards, spacious living room diner with French doors opening to a Juliet balcony enjoying south west facing views across the canal side and Crown Meadow beyond, a fully fitted kitchen with integrated appliances, two bedrooms also with canal views, and an impressive 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.

Available immediately - No Upward Chain



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



Entrance Hall

A solid panelled front door with spy hole opens to the reception hallway. Offering a linen cupboard housing the hot water storage system and electricity consumer unit, a second storage cupboard, ceiling coving, warden alarm panel and pull cord, wall mounted electric panel heater, smoke alarm and carpet.

Living Room Diner

A spacious reception room offering Upvc double French doors opening to a Juliet balcony with south west facing view across the canal side and Crown Meadow beyond. Upvc double glazed window to the side aspect, stone effect fire surround back and hearth with an inset coal effect electric fire, ceiling coving, TV / satellite connection, telephone point, wall mounted electric panel heater, and obscure glazed double doors opening to the kitchen.

Kitchen

A fully fitted kitchen with a range of wood effect wall and floor units, marble effect contrasting 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 and vinyl flooring. Fitted appliances comprise: ceramic electric hob with extractor fan and light above, integral fridge and freezer, integral eye-level microwave and electric oven.

Bedroom One

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

Bedroom Two

Upvc double glazed window with canal views, ceiling coving and wall mounted electric panel heater.

Shower Room

Fitted with a white suite comprising: shower enclosure with mains fed thermostatic shower system, second walk-in oversize shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps set within a storage unit, inset push button WC. Ceiling coving, fully tiled walls, wall mounted electric fan heater, heated towel rail, shaver point strip light, extractor fan, emergency pull cord and vinyl flooring.

Communal Facilities

Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the retirement home market.

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

Careline monitor the emergency alarm system.

There is limited parking on site for residents only with spaces available on a first come first served basis.

There is also a guest bedroom with en-suite bathroom that can be rented at a small cost per night to accommodate visitors.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Services

Mains water, electricity and sewerage

Tenure

Leasehold, 125 years from 2008.

Service Charge

£4395.94 per annum

(Payable in 6-monthly instalments in advance of £2187.94)

Ground Rent

£495 per annum

(Payable in 6 monthly instalments in advance of £247.50)

Council Tax

Stafford Borough Council - Band D

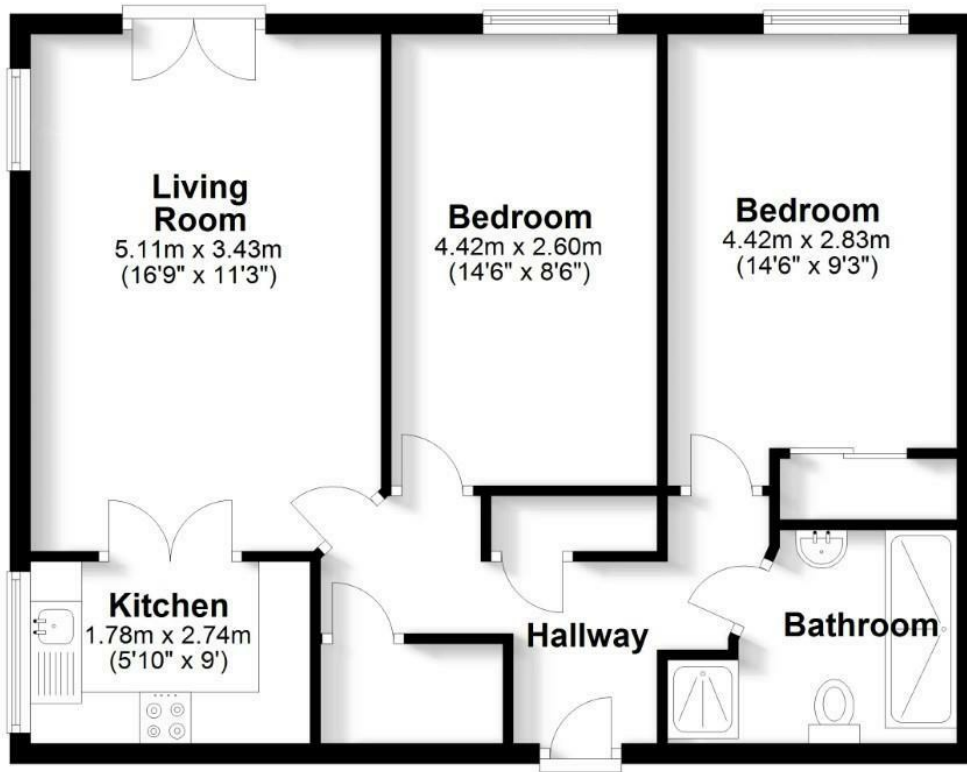
Viewings

Strictly by appointment via the agent

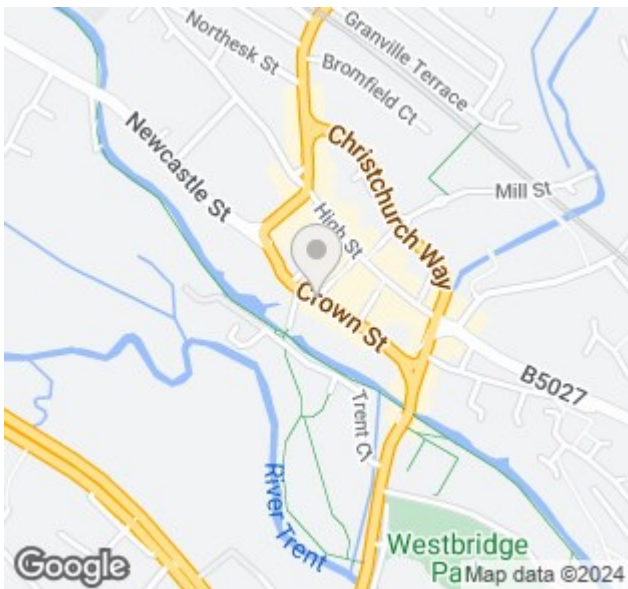


Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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) 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			
		80	86
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	69
England & Wales	EU Directive 2002/91/EC		