



15, Millstone Court, Stone, ST15 8AY



Asking Price £289,950

In our opinion, by far the best apartment currently for sale in Stone, and if you are seeking luxury living on a single level then look no further! This exceptional top floor apartment has been tastefully updated by its current owners and is perfect for anyone seeking a low maintenance lifestyle without compromising space & style. The accommodation offered is both spacious & practical featuring a lovely entrance hall, large sitting room, newly updated open plan kitchen with integrated appliances, three bedrooms, en-suite to the main bedroom and a guest bathroom. Outside there are well kept communal gardens and grounds, reserved parking for 2 cars and additional visitor parking. A superb property in a much sought after location handy for literally everything that Stone has to offer. No upward chain.





Communal Reception Area

Shared entrance area with secure video entry phone system, allocated mail boxes, meter cupboards & stairwell.

Entrance Hall

A spacious entrance hall with two storage cupboards, video entry phone system, telephone point. Access hatch to loft space which provides a good deal of additional storage. Radiator.

Open Plan Lounge / Dining Room

17'1" x 16'5"

A bright & spacious open plan living space sporting French windows to the rear of the apartment opening to a Juliet balcony and windows to the side and rear, TV aerial & Sky connection. Radiator.

Dining Kitchen

18'8" x 14'10"

A superb open plan kitchen with space for dining. The kitchen has been upgraded by the present owners featuring an extensive range of wall and base cupboards with painted 'Shaker' style cabinet doors and co-coordinating black granite work surfaces with under set 1½ bowl sink unit. This really is an exceptionally well equipped kitchen by any standards with a full range of integrated appliances comprising: stainless steel gas hob with matching extractor hood, eye level electric double oven, fully integrated dish washer, refrigerator and freezer. Wall mounted gas combi boiler concealed in a wall cupboard. Ceramic tiled floor and part tiled walls. Window to the side and French doors with Juliet balcony to the front with views across the rooftops of Stone.

Main Bedroom

15'11" x 10'11"

Spacious double bedroom which has a window to the front of the apartment. TV aerial connection. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen & thermostatic shower, pedestal wash basin & WC. Part ceramic tiled walls & tiled floor, heated towel radiator.

Bedroom 2

15'0" x 10'3"

Double bedroom with window to the rear of the apartment. TV aerial connection. Radiator.

Bedroom 3

15'0" x 6'1"

Ideal as a study or occasional bedroom, with window to the front of the apartment. TV aerial connection Radiator.

Bathroom

Fitted with a white suite comprising: bath, pedestal wash basin & WC. Part ceramic tiled walls & tiled floor. Radiator.

Outside

There is a communal outside space which is popular with residents for a sunny evening Pimms or occasional barbeque. Reserved parking to the rear of the building and additional space for visitors. The property is located in a super position very close to the town centre and has a host of amenities quite literally on the doorstep.

General Information

Services Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

Tenure Leasehold 125 years from 2003

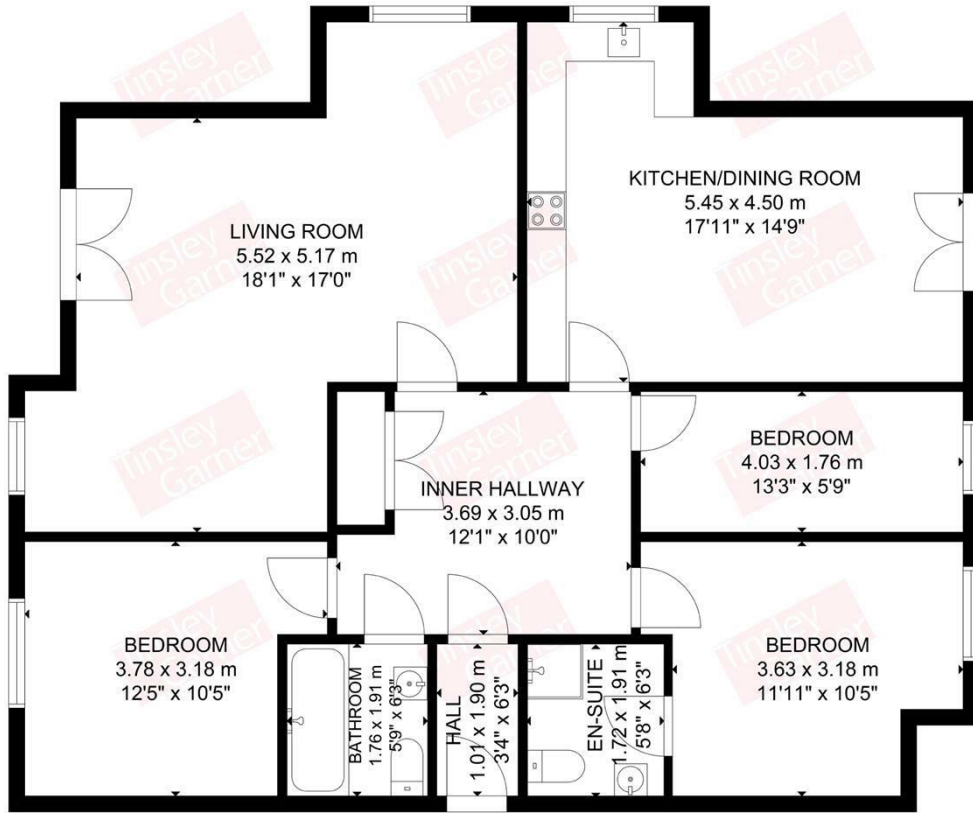
Ground Rent £115 per annum

Service Charge £1,020 per annum.

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 102 m²/1,097 sq ft
GROUND FLOOR: 102 m²/1,097 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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			
England & Wales	EU Directive 2002/91/EC	81	81

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			
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Not environmentally friendly - higher CO ₂ emissions			
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