



10, Northesk Street, Stone, ST15 8EP



**Asking Price £240,000**

Live a life less ordinary in this super-stylish ground floor apartment which is part of a converted Victorian town house just a hop, skip and jump from the town centre. This is a spacious property which offers comfortable, well appointed accommodation which is appointed to a good standard throughout, featuring a spacious open plan dining kitchen and living space, separate comfortable sitting room, large double bedroom and a shower room. The accommodation is adaptable and the sitting room could easily be utilised as a further bedroom if so desired. Private, off road parking to the rear of the building. Gas central heating and low service charge. Great location 5 minutes walk into Stone town centre and about half a mile from the railway station. Offered for sale with no upward chain.



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



#### Communal Entrance

Welcoming reception area with its original wooden half glazed front door, patterned quarry tile floor. Radiator.

#### Dining Kitchen

The entrance door opens through to this large living space with kitchen and adjoining open plan dining area. The kitchen features a range of wall and base cupboards with modern wood effect cabinet doors and contrasting black granite work surfaces, complemented by a matching island unit with breakfast bar. Fitted appliances comprise: ceramic electric hob with stainless steel extractor over, eye level electric oven & microwave, integrated dish washer and housing for a fridge freezer. The adjoining dining / living space features a bay window to the front of the house and double doors opening through to the sitting room. Radiator.

#### Sitting Room

A lovely sitting room which features a bay window to the front of the house with window seat, chimney breast with feature period style fireplace and stove effect fire. TV aerial connection. Radiator. The sitting room could easily be utilised as a second bedroom if so desired.

#### Inner Hall

Leads through from the kitchen to the bedroom and bathroom.

#### Bedroom

Large double bedroom which features an extensive range of bedroom furniture with wardrobes to two walls, matching bedside cabinets, storage chests and dressing table. Radiator.

#### Bathroom

The bathroom features a white suite with large walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Dressing table with large illuminated mirror. Chrome heated towel radiator and inset low energy lighting. Tiled floor.

#### Outside

There is internal storage space with each of the apartments within the building having use of the cellar for storage. To the rear of the property there is an enclosed parking area with reserved parking for one car an additional visitor space. The car park is accessed from the service road which runs at the back of Northesk Street and Kings Avenue, access to which is off Radford Street.

#### General Information

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

#### Council Tax Band D

Tenure: Leasehold 125 years from 2007. 109 years remaining.

Ground Rent £62 every 6 months

Service Charge £45 per month

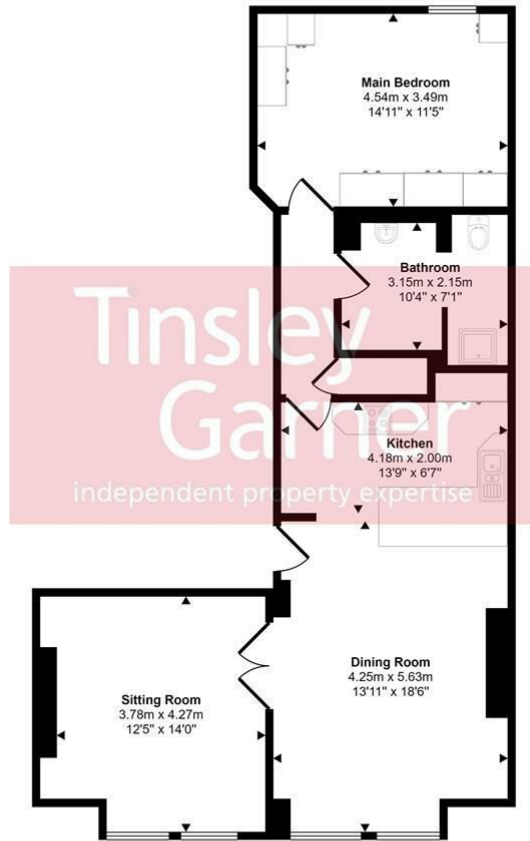
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area  
79 sq m / 852 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		73	78
<b>England &amp; Wales</b>	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) 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			
		69	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		