



16, The Moorings Stafford Street, Stone, ST15 8QZ



Asking Price **£90,000**

A smart & well kept first floor retirement apartment in a popular canal side development on the edge of Stone town centre. The accommodation comprises: Entrance hall with storage, good size sitting room with rear facing bay window, stylish kitchen with integrated appliances, good size double bedroom with built-in wardrobe, and updated shower room. The Moorings is set in beautifully kept gardens with residents lounge overlooking the canal, communal laundry and also a guest room available for visitors wishing to stay over. Conveniently located on the edge of Stone town centre within easy reach of everything the town has to offer. Car parking at the rear of the building for residents and visitors. **NO UPWARD CHAIN**. Sensibly priced, early viewing is recommended.



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



Communal Entrance

There are several access points to The Moorings, the main entrance from the car park which is access from Abbey Street and the second pedestrian access from Stafford Street (the shortcut to Marks & Spencer). Both are secure fob operated doors with a voice intercom system linked to all apartments.

Entrance Hall

With storage cupboard and 'airing cupboard' housing the hot water cylinder.

Sitting Room

A good size living space which has a protruding bay window to the rear of the building and arched opening through to the kitchen. Faux fireplace with electric fire, TV aerial connection, wall lights and storage heater.

Kitchen

A compact & bijou kitchen which features a range of wall & base cupboards with traditional style wooden cabinet doors and contrasting granite effect work surfaces with inset sink unit. Brand new ceramic electric hob with extractor over and eye level electric oven. Space for a refrigerator..

Bedroom

Double bedroom with rear facing window and built-in wardrobe to one wall. Storage heater.

Shower Room

The shower room has been upgraded and features a modern suite with walk-in shower enclosure with glass screen, electric shower and 'shower wall' panelling, vanity basin & WC.. Illuminated mirrored cabinet. Wall heater.

Communal Facilities

The Moorings has extensive communal facilities including a residents lounge with direct access onto the well kept canal side gardens, fully equipped laundry, storage facilities and also has a good size car park with access from Abbey Street. Monitored private car park with parking space available, but not directly allocated.

General Information

Services Mains water, electricity & drainage. Electric heating system with Economy 7 connection.

Tenure Leasehold 99 years from 1989

Service Charge £260.40 per month (From 01/11/2023)

Ground Rent £ 438.92 per annum (£219.46 paid every 6 months)

Council Tax Band B

Viewing by appointment

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



