



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



Asking Price £210,000

An opportunity to purchase a luxury top floor retirement apartment with canal views on the edge of Stone town centre. Offering spacious well presented accommodation comprising: reception hallway with good size walk-in storage cupboard, living room, large fully fitted kitchen diner with integrated appliances, double bedroom and 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



01785 811 800

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



Reception Hall

A solid panelled front door with spy hole opens to the spacious reception hall. Offering ceiling coving, Careline alarm panel and pull cord, electric storage heater, smoke alarm, carpet and a walk-in storage/linen cupboard housing the hot water storage system.

Living Room

A very good size reception room with Upvc double glazed floor to ceiling windows enjoying views of the canal, stone effect fire surround, back and hearth with inset coal effect electric fire. Ceiling coving, TV / satellite connection, electric storage heater, carpet and obscure glazed double doors opening to the kitchen diner.

Kitchen Diner

A fully fitted kitchen with an extensive 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, Velux skylight window, wall mounted electric fan heater 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.

Also with ample space for additional free standing appliances plus dining table and chairs.

Bedroom

A generous size double bedroom with ceiling coving, built-in wardrobes to one wall with folding mirrored doors, TV connection, electric storage heater, carpet and Upvc double glazed floor to ceiling windows enjoying views of the canal.

Shower Room

A modern shower room fitted with a white suite comprising: oversize shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps set within a storage unit, low level 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, communal gardens, lift to all floors, laundry and secure parking for mobility scooters.

The house manager is on site 9am to 3pm daily and outside these times 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 reasonable 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 drainage

Tenure

Leasehold, 125 years from 2008.

Service Charge

£2941.62 per annum
(Payable in 6-monthly instalments in advance of £1470.81)

Ground Rent

£425.00 per annum
(Payable in 6 monthly instalments in advance of £212.50)

Council Tax

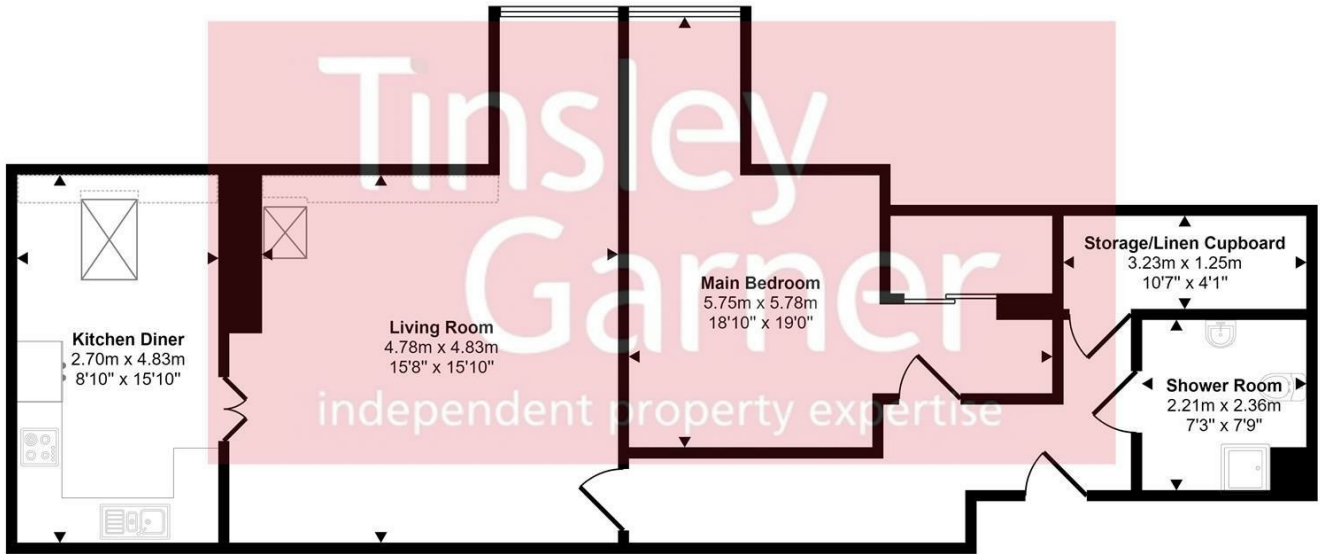
Stafford Borough Council - Band C - £1815.75 pa

Viewings

Strictly by appointment via the agent



Approx Gross Internal Area
86 sq m / 926 sq ft



Floorplan

Denotes head height below 1.5m

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		76	76
(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		69	69
(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	