

**Tinsley
Garner**
independent property expertise



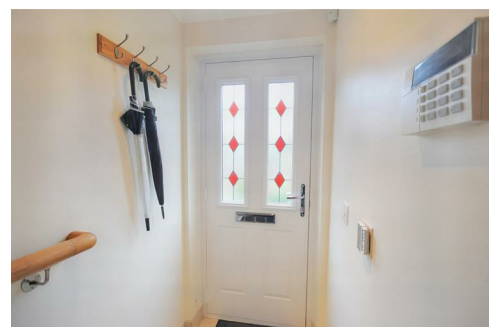
2, Crown Meadow Court, Stone, ST15 0GX



Offers In **£167,500**
The Region

A stylish pied a terre in arguably one of the prettiest positions in town, right on the edge of town with elevated views over the River Trent and Crown Meadow towards the town centre in the distance. This stylish first floor apartment has been extensively upgraded by the present owners. Offering good size accommodation featuring private ground floor entrance hall, living room diner with French doors and glass Juliet balcony, modern fitted kitchen, double bedroom and luxurious newly upgraded shower room. Loft space with pull-down ladder and skylight. Specification includes: electric under floor heating with individual room stats, fitted kitchen appliances, video entry-phone system & private parking for one car.

A lovely apartment within strolling distance of the town centre - Viewing highly recommended.



01785 811 800

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



Entrance Hall

A private ground floor entrance with composite part obscure double glazed front door, tiled floor and ceiling coving. Fully carpeted staircase leading to the first floor landing.

First Floor Landing

With ceiling coving, under floor heating, BT Openreach connection, carpet and attic/loft access.

Loft/Attic

A well thought out loft space with drop down wooden ladder, Velux skylight window, carpet, light and power. Perfect for storage or possible use as an office area.

Living Room Diner

A cosy living space with a fabulous vista over the River Trent, Crown Meadow and town beyond. With Upvc double glazed window to the side aspect, French doors with glass Juliet balcony, ceiling coving, oak effect laminate flooring with under floor heating, TV connection, wall mounted front door video intercom.

Kitchen

A recently fitted modern kitchen with a range of gloss finish grey wall and floor units, contrasting oak effect work surfaces with matching upstands and tiled splash-backs. Inset ceramic 1 1/2 bowl sink and drainer with brushed chrome mixer tap, Upvc double glazed window to the front aspect, laminate flooring with under floor heating.

Appliances including: ceramic electric hob with extractor fan and light above, integral electric oven, integral fridge and freezer, plumbing for a washing machine.

Bedroom

Offering a Upvc double glazed window with far reaching open aspect view, ceiling coving, carpet and TV connection.

Shower Room

Fitted with a modern white suite comprising: 1200mm shower enclosure with mains fed twin head thermostatic shower system, inset low level push button WC, vanity wash hand basin with chrome mixer tap and storage unit. Fully tiled walls, laminate tile flooring, chrome towel radiator, recessed ceiling lights and coving, extractor fan, Upvc obscure double glazed window to the front elevation.

Outside

The small well laid out Crown Meadow Court development is situated within easy walking distance of Stone town centre. Offering one allocated and numbered parking space, plus visitor spaces. The property is approached via a block paved pathway to the front door with coach light.

General Information

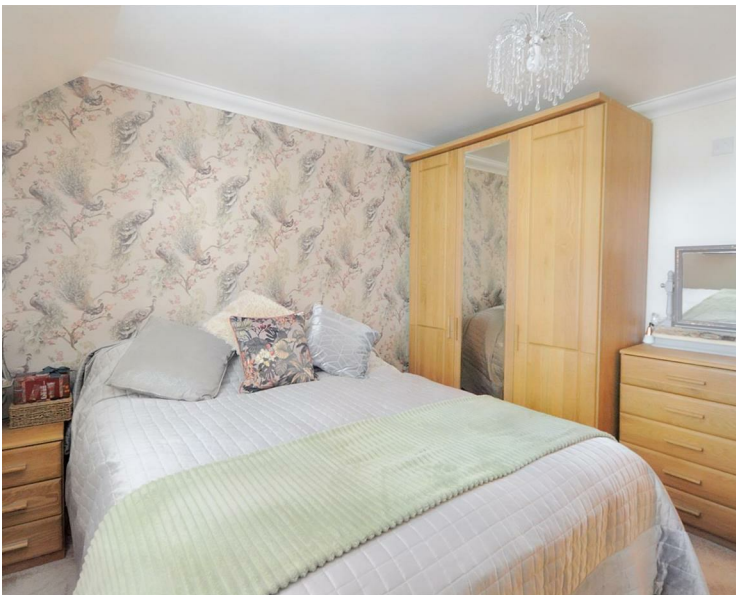
Leasehold, 999 years from 18 December 2007

Services

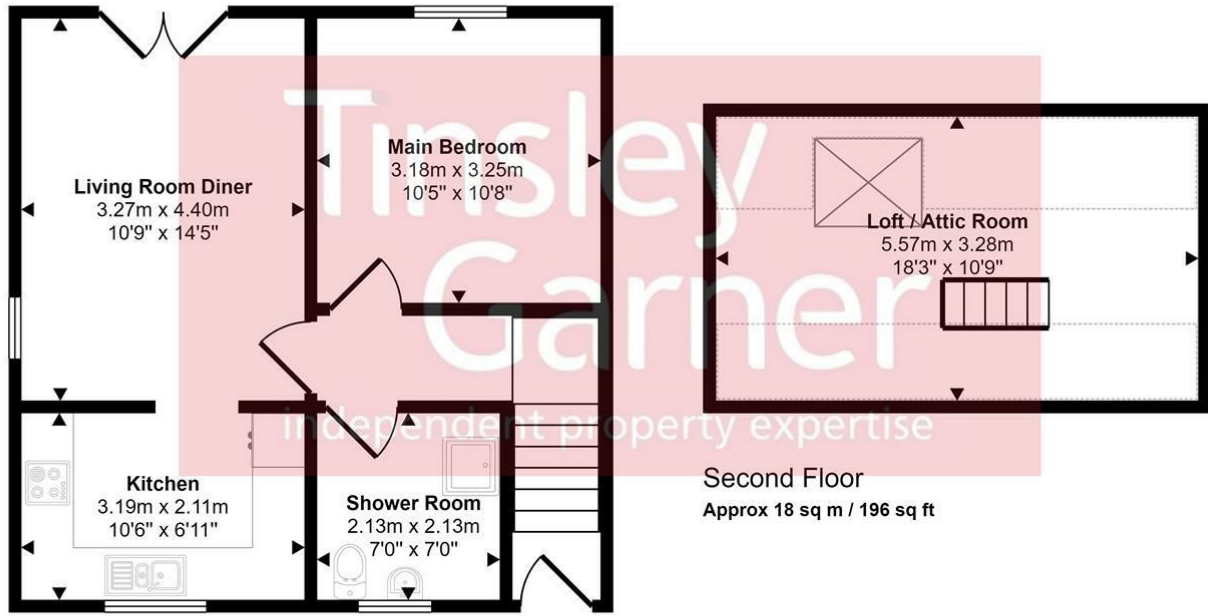
Mains water, economy 7 electricity and drainage. Electric under floor heating system.

Viewings

Strictly by appointment via the agents.



Approx Gross Internal Area
62 sq m / 671 sq ft



First Floor
Approx 44 sq m / 475 sq ft

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			
(55-68) D		57	64
(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			
(55-68) D		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	