

**Tinsley  
Garner**  
independent property expertise



7, Churchill Road, Stone, ST15 0EB



**Asking Price**    **£83,000**

Seen the rest? Take a look at one of the best! This ground floor apartment has been lovingly restored by its current owner including new windows and doors, new central heating, new flooring and a full cosmetic makeover. The property is presented to a standard throughout offering well proportioned accommodation with; entrance hall, sitting room with French doors opening to the gardens, double bedroom, stylish modern kitchen with integrated appliances a upgraded bathroom. Step outside and you will discover a sunny west facing rear garden with plenty of space for outdoor living and not overlooked from the rear. Super location at the 'park end' of Churchill Road making it easily accessible to local amenities and a 20 minute stroll to the town centre & leisure complex. No upward chain.



01785 811 800

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



#### Recess Porch

#### Entrance Hall

Reception area with composite part glazed front door, wood effect floor. Radiator.

#### Lounge

A lovely sitting room which is to the rear of the apartment with lovely views over the gardens and French doors to the patio area. Wood effect floor and TV aerial connection. Chimney breast with fitted shelving to the alcoves. Radiator.

#### Bedroom

Double bedroom with window to the front of the apartment. Wood effect floor. Radiator.

#### Kitchen

The kitchen features an extensive range of wall & base cupboards with white high gloss cabinet doors, stainless steel handles and coordinating wood block effect work surfaces with inset ceramic 1½ bowl sink unit. Fitted appliances comprise: stainless steel gas hob with matching extractor hood & built under electric oven. Space for an upright fridge / freezer and plumbing for washing machine. Part ceramic tile wall and tiled floor. Chrome heated towel radiator. Window to the front of the apartment.

#### Bathroom

Stylish upgraded bathroom featuring; bath with shower over, vanity basin and enclosed cistern WC. Part ceramic tiled walls and wood effect floor. Wall mounted Worcester Bosch gas fired combi boiler concealed in a wall cupboard Rear facing window. Radiator.

#### Outside

To the rear there is a lovely sunny enclosed garden with paved patio area and lawn, wooden garden shed. The area of lawn garden on the photographs to the left belongs to the upstairs apartment but is maintained out of courtesy by the owner of number 7. the lawn area beyond the garden shed is technically 'no mans land' but has been tidied and maintained by the owner of number 7 who continues to enjoy use of it but it is not within the ownership of the property. Pedestrian access to the right hand side at the rear, but none of the adjacent properties have right of way across the rear of number 7. the front garden does not belong to the property.

#### General Information

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

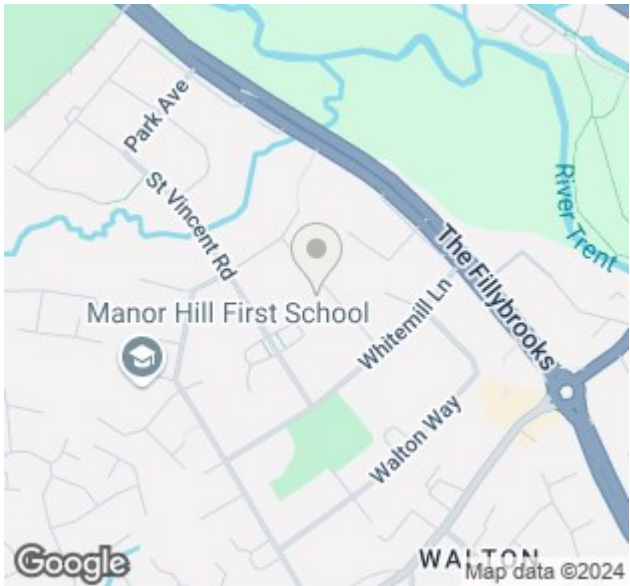
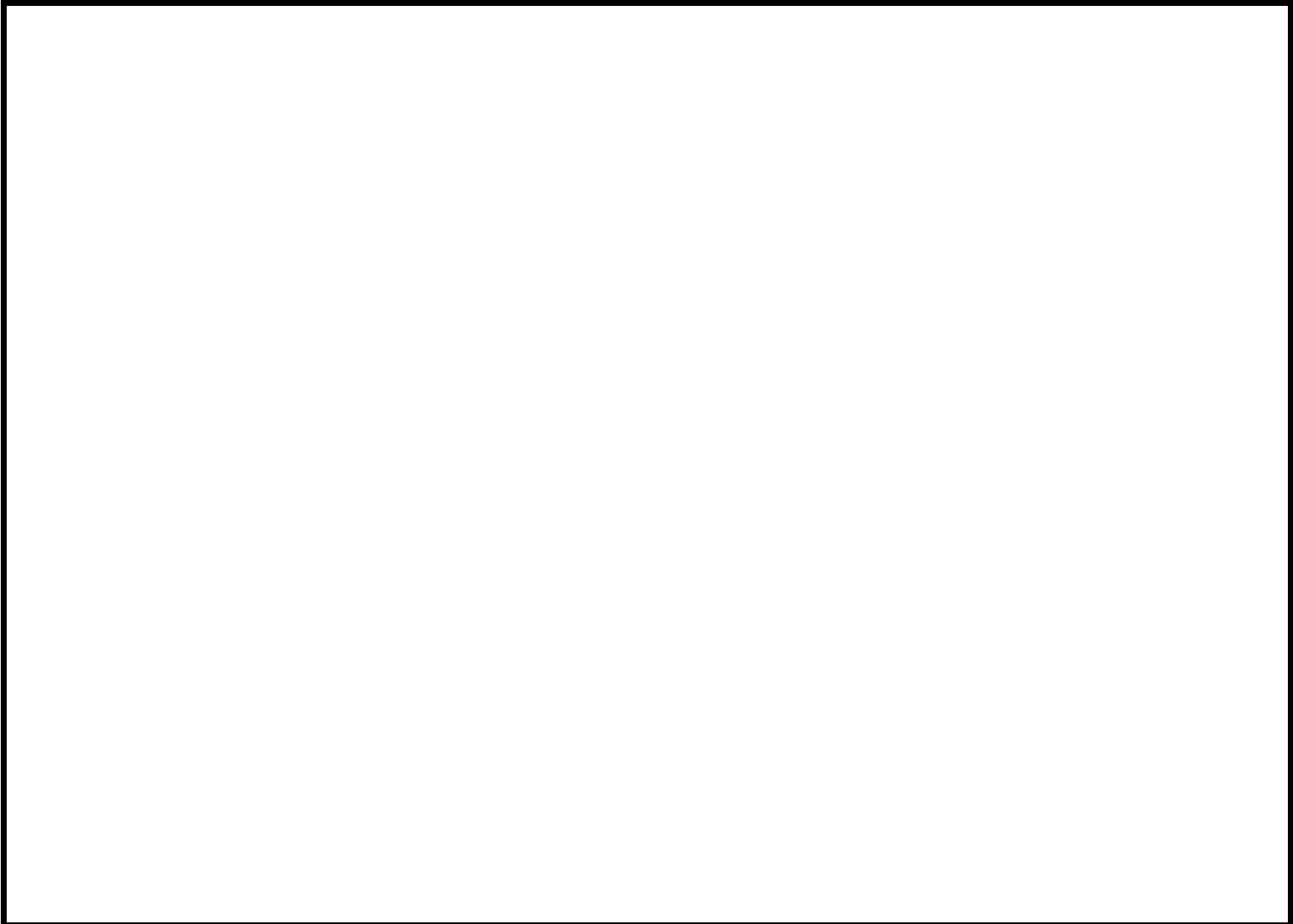
Tenure; Leasehold 99 years from 1976 - 51 years remaining.

Ground Rent £242 per annum Zero Service Charge

Viewing by appointment

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		