



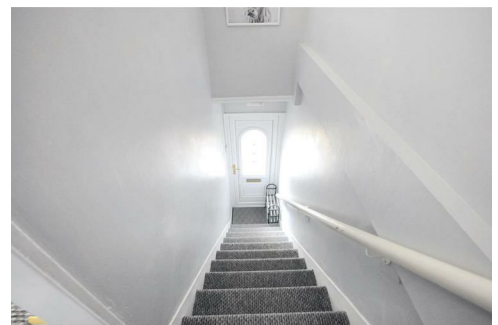
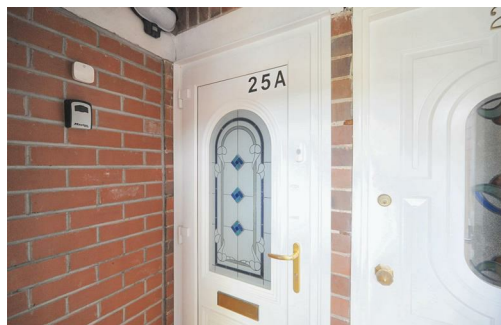
25a, Walton Way, Stone, ST15 0JF



£75,000

Looking for an immaculate apartment and/or an investment with a quick return? This first floor apartment is located in an established residential area, within walking distance of Stone town centre, and other local amenities. A well established 'go to' Airbnb property with accommodation including; communal entrance porch, apartment front door with stairs leading to the first floor landing, store/cloaks cupboard, double bedroom, spacious living room, bathroom, and fitted kitchen with appliances. Benefitting from Upvc double glazed windows and door, an allocated rear garden area, modern gas combi central heating, and ample on road parking for residents.

Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



Communal Porch

An obscure glazed aluminium door opens to the porch, with quarry tile floor.

Entrance Hall

A Upvc part frosted double glazed front door opens to the apartment, with stairs leading to the first floor landing.

First Floor Landing

With carpet throughout, ceiling coving, radiator, and storage cupboard housing a wall mounted Ideal Logic Max C24 gas combi central heating boiler.

Living Room

A good size reception room, offering a Upvc double glazed window to the front aspect, ceiling coving, modern fireplace with inset electric coal effect fire, radiator, carpet, and Virgin Media connection.

Kitchen

Fitted with a range of white finish wall and floor units, block beech effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Upvc double glazed window to the front elevation, radiator, and tile effect vinyl flooring.

Appliances including; ceramic electric hob with extractor hood and light above, integral electric oven. Also with plumbing for washing machine and space for an upright fridge freezer.

Bedroom

A double bedroom with rear aspect Upvc double glazed window, ceiling coving, radiator, and carpet.

Bathroom

Fitted with a white suite comprising; WC, pedestal wash hand basin with chrome taps, standard bath, panel, shower rail and curtain with chrome taps and Triton electric shower system above. Upvc frosted double glazed window to the rear aspect, part tiled walls, radiator, extractor fan, and tile effect vinyl flooring.

Outside

The apartment is approached via a communal porch, to the rear of the apartment block is an allocated garden area, Walton Way also has ample on road parking for residents.

General Information

Leasehold - 99 years from 1976, 51 Years remaining (To be confirmed via vendor solicitor)

Ground Rent - less than £100.00 pa (To be confirmed via vendor solicitor)

Council Tax Band A

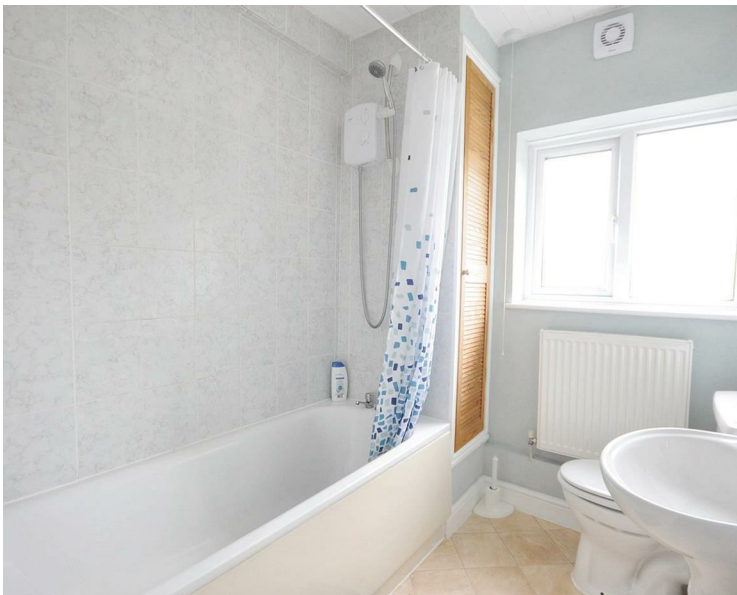
For sale by private treaty, subject to contract.
Vacant possession on completion.

Services

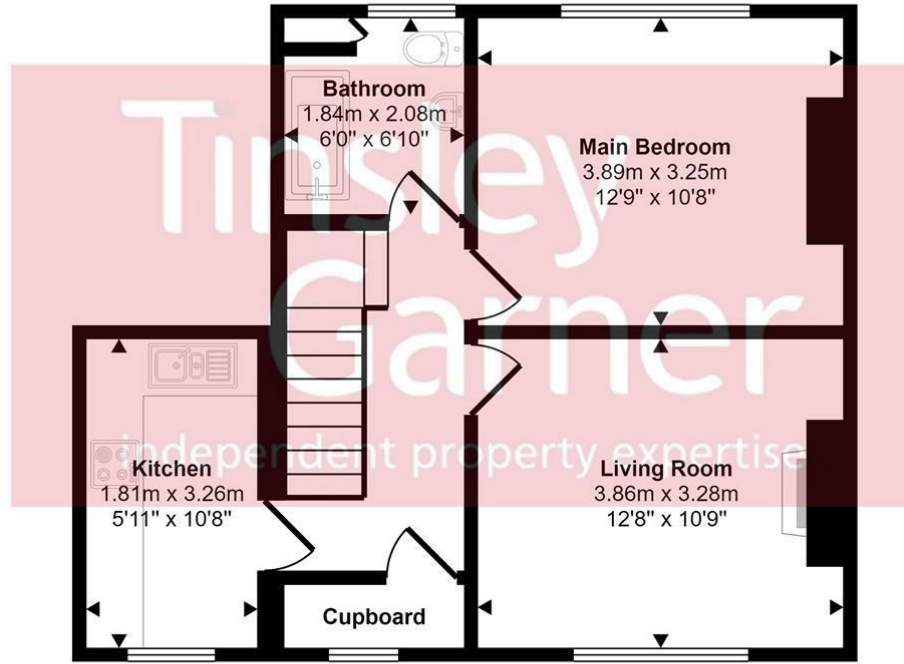
Mains gas, water, electricity and drainage.
Gas combi central heating

Viewings

Viewing strictly by appointment via the agent.

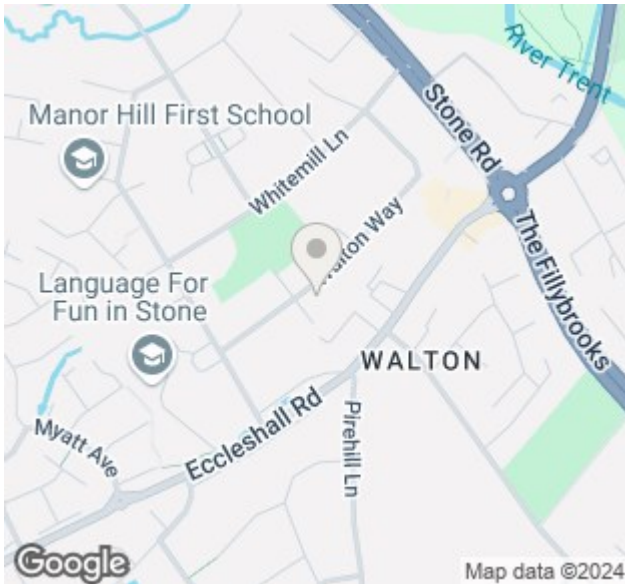


Approx Gross Internal Area
46 sq m / 497 sq ft



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		59	
(39-54) E			
(21-38) F			
(1-20) G			78
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	
(39-54) E			
(21-38) F			
(1-20) G			81
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	