

**Tinsley
Garner**
independent property expertise

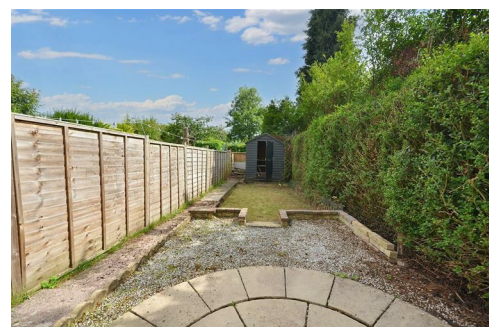


18, East Close, Stone, ST15 0EF



Asking Price **£75,000**

A smart & well presented ground floor flat in a quiet suburban cul-de-sac on the outskirts of town. The property has been extensively upgraded by the current owners and offers good size accommodation featuring covered porch, entrance hall, lounge with adjoining conservatory, fitted kitchen and modern bathroom. Well maintained throughout and benefits from gas central heating and upvc double glazed windows. Pleasant enclosed garden to the rear with paved patio and garden shed. Good value for money, offered for sale with no upward chain.



01785 811 800

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



Porch

Entrance Hall

With upvc half glazed front door, wood effect flooring. Under stairs store. Radiator.

Lounge

A good size sitting room with French doors to the rear opening to the conservatory. Chimney breast with period style fireplace, marble inset and hearth and living flame fire. Wood effect floor. Radiator.

Conservatory

Upvc double glazed conservatory with ceramic tile floor and French doors opening to the garden.

Kitchen

Fitted with a range of wall & base cupboards with traditional style white cabinet doors and contrasting wood effect work surfaces with inset sink unit. Slot-in electric cooker, space for a fridge, freezer and washing machine. Part ceramic tiled walls and tiled floor. Rear facing window.

Bedroom

Double bedroom with front facing window. Radiator.

Bathroom

With white suite comprising; 'P' shape bath with glass shower screen and electric shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Rear facing window. Chrome heated towel radiator. Cupboard housing the wall mounted gas fired combi boiler.

Outside

Enclosed rear garden with lawn area, paved patio and wooden garden shed.

General Information

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

Council Tax Band A

Tenure; Leasehold 99 Years from 1976. 51 Years remaining

Ground rent including buildings insurance £241.12 per annum

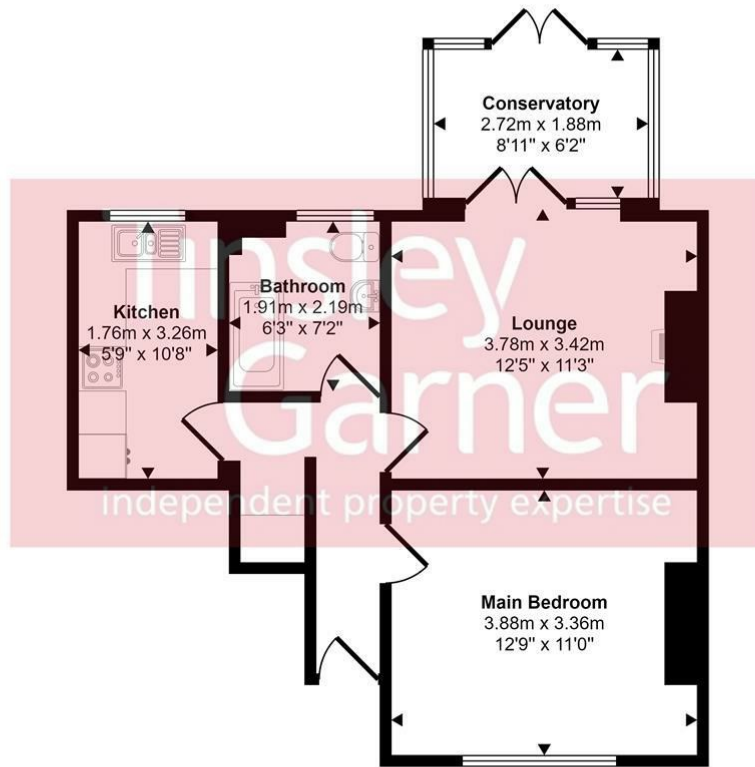
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.

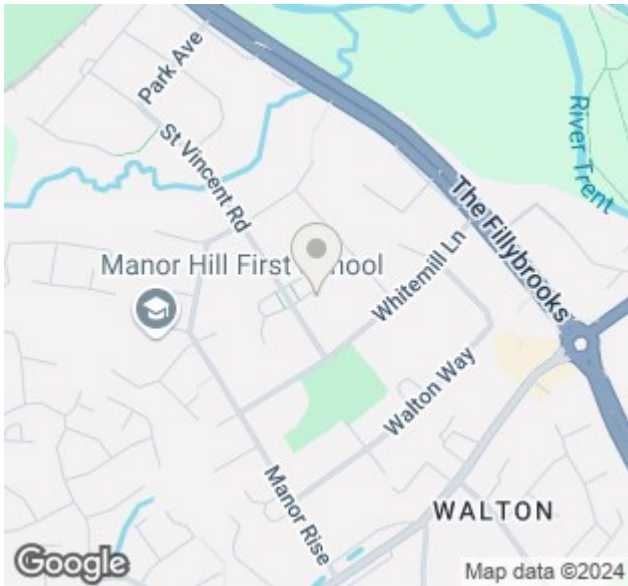


Approx Gross Internal Area
49 sq m / 524 sq ft



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