

**Tinsley
Garner**
independent property expertise



37, Oulton Road, Stone, ST15 8EB



Asking Price £120,000

A smart & well presented urban pied a terre in a popular and convenient location within strolling distance of Stone town centre and the railway station. This is a super apartment which offers good size accommodation at a sensible price point, making it an ideal first-time buy or rental investment. Good size accommodation featuring; secure communal entrance foyer shared with two other apartments, entrance hall, lounge, stylish modern kitchen with fitted appliances, two bedrooms (one double, one single) and trendy bathroom. Small patio garden shared with neighbouring properties and discreet entrance off Cross Street. Excellent value for money - low council tax and C energy rating.



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



Communal Entrance

The entrance serves number 37 and two other neighbouring apartments.

Entrance Hall

Lounge

A good size sitting room which has a window to the front of the apartment, feature fireplace & radiator. Opening through to the kitchen.

Kitchen

The kitchen features a range of wall & base cupboards with modern high gloss cabinet doors, stainless steel handles and coordinating wood block effect work surfaces. Fitted appliances comprise; stainless steel gas hob with matching splash panel and extractor hood, built under electric oven, space for a refrigerator and plumbing for washing machine. Part ceramic tile walls and wood effect floor. Rear facing window.

Bedroom 1

Double bedroom with window to the front of the apartment.

Bedroom 2

Single bedroom with window to the rear of the apartment.

Bathroom

Fitted with a white suite comprising; bath with glass screen and shower attachment, vanity basin & enclosed cistern WC. Linen cupboard. Part ceramic tile walls and rear facing window. Radiator,.

General Information

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

Council Tax Band A

Tenure: Leasehold - 125 years from 1st November 2006

Service Charge £ 456 per annum Ground Rent £ tbc

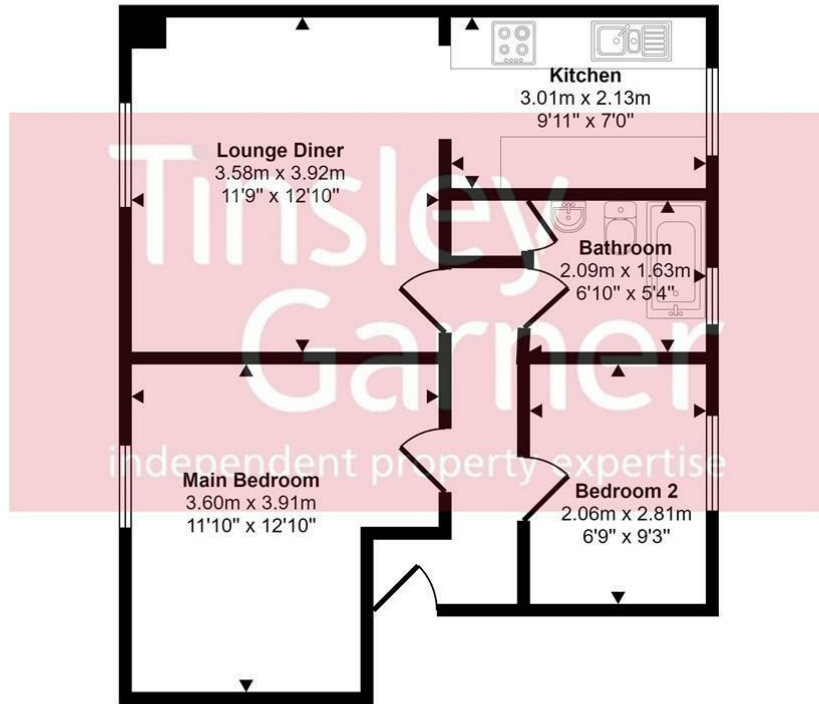
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion

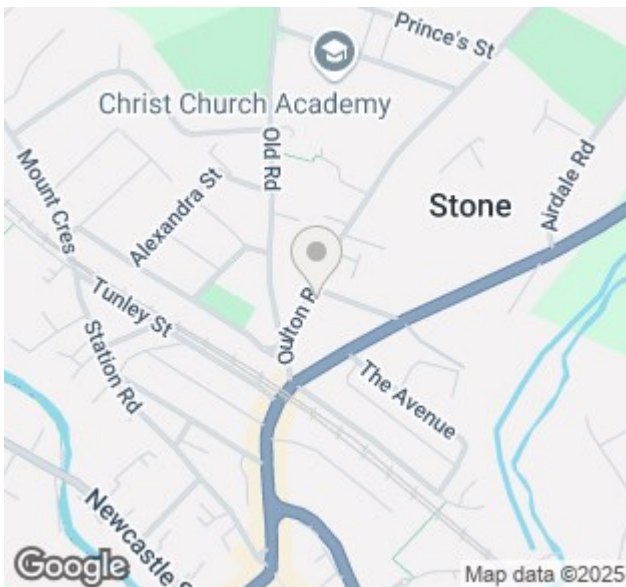


Approx Gross Internal Area
49 sq m / 528 sq ft



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		76	81
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			
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