

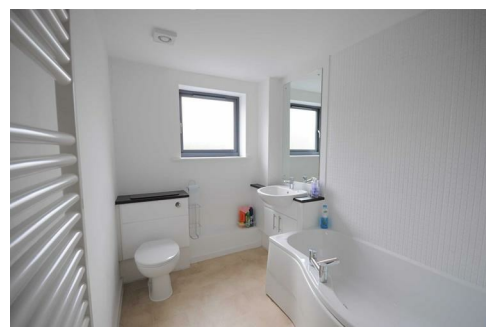


3 Reliant House, Margaret Street, Stone, ST15 8EL



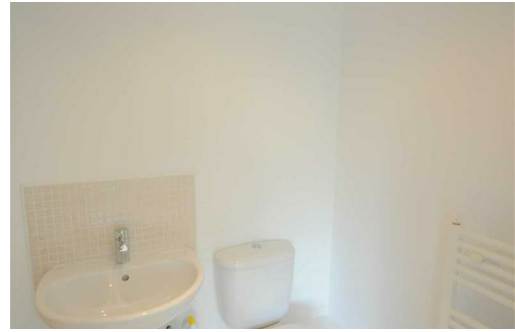
Asking Price £185,000

A stylish & immaculately presented modern two bed apartment in a purpose built block on the outskirts of Stone town centre. This first floor apartment offers spacious accommodation with entrance hall, huge open plan living space, fully fitted kitchen, two bedrooms with en-suite to the master bedroom & luxury bathroom. Reserved parking in a private car park to the rear of the complex. Very conveniently located within strolling distance of the town centre, the railway station and a host of local amenities. The property is vacant and is offered for sale with no upward chain. Perfect as a town-centre bolt-hole or rental investment. Viewing essential.



01785 811 800

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



Communal Entrance
Ground floor reception area with pedestrian access from Margaret Street and door to the car park at the rear of the building.

Entrance Hall

Open Plan Living Space
A large open plan living space with space for living and dining and open plan kitchen.

Lounge
Spacious sitting area with window and two sets of inward open French windows with Juliet balconies to the front of the apartment. TV aerial connection and inset low energy lighting. Space for a dining table. Radiator.

Kitchen Area
A stylish fully fitted kitchen which features a range of contemporary wall & base cabinets with high gloss white doors, stainless steel handles and contrasting grey granite effect work surfaces with inset sink unit and mixer tap. Integrated appliances comprise: stainless steel gas hob with matching splash panel and extractor hood, fully integrated dish washer and plumbing for washing machine, space for an upright refrigerator / freezer. Wood effect flooring. Radiator. Window to the front of the apartment.

Bedroom 1
Double bedroom with rear facing window. Radiator.

En-Suite Shower Room
With white suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part tiled walls. Towel radiator.

Bedroom 2
Double bedroom with window to the rear. Radiator.

Guest Bathroom
Stylish modern suite comprising; P-shape bath with shower over, vanity basin & enclosed cistern WC. Heated towel radiator. Rear facing window.

General Information
Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

Tenure Leasehold 150 Years from January 2008

Ground Rent £335 per annum

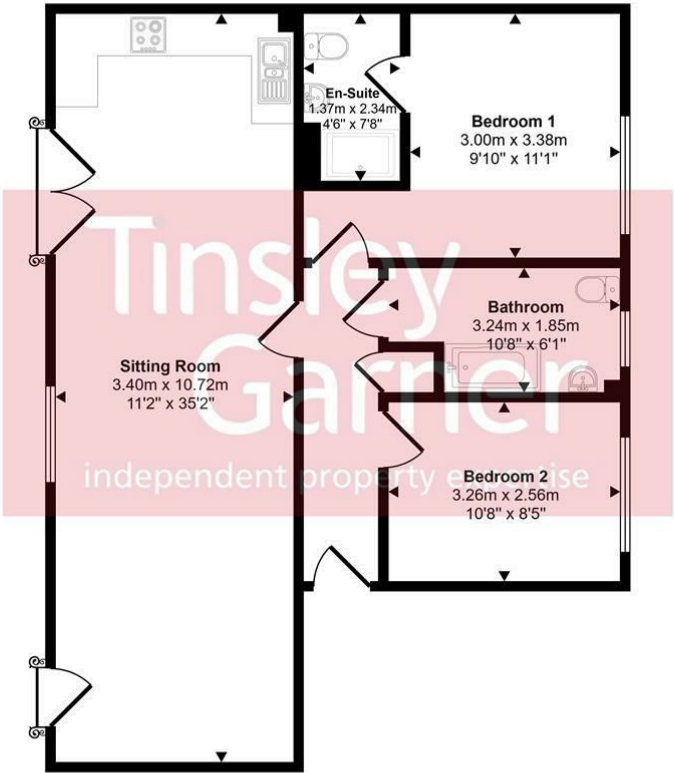
Service Charge £1086 per annum (includes buildings insurance)

Viewing By appointment

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



Approx Gross Internal Area
74 sq m / 797 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	82
(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	81	
(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		