



24a, Walton Way, Stone, ST15 0JE



£50,000

Looking for 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. The accommodation includes: an open communal entrance porch, apartment front door with stairs leading to the first floor landing, two bedrooms, spacious living room, bathroom, and fitted kitchen. The apartment is well presented throughout albeit in need of some modernisation. Benefitting from Upvc double glazed windows, rear garden area, and ample on road parking.  
**NO UPWARD CHAIN**





#### Communal Open Porch

With tiled floor before the front door to the apartment.

#### Entrance & First Floor Landing

A panelled part obscure glazed wooden door opens to the stairwell leading to the first floor landing with carpet throughout.

#### Living Room

Offering a Upvc double glazed window to the front elevation, carpet, wall mounted electric panel heater, and Virgin Media connection.

#### Kitchen

The kitchen is fitted with a range of gloss cream finish wall and floor units, solid wood block work surfaces with inset stainless steel sink and drainer with chrome swan neck mixer tap. Upvc double glazed window to the rear aspect, and vinyl flooring. Plumbing for a washing machine, fitted extractor fan and light with space beneath for a free standing electric cooker, space for an upright fridge freezer.

#### Bedroom One

A good size double bedroom with Upvc double glazed window overlooking the rear gardens to the development, ceiling coving, wall mounted electric panel heater, carpet, and Virgin Media connection.

#### Bedroom Two

With Upvc double glazed window to the front of the apartment, ceiling coving, and carpet.

#### Bathroom

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome taps, standard bath, panel and shower screen with Triton Enrich electric shower system above. Upvc obscure double glazed window to the rear aspect, part tiled walls, wall mounted electric fan heater, and vinyl flooring. Cupboard housing the hot water storage cylinder.

#### Outside

The apartment is approached via a communal porch, to the rear of the apartment block is an allocated garden area. There is available on road parking for residents.

#### General Information

Leasehold - 99 years from 1973, 48 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.  
No upward chain.

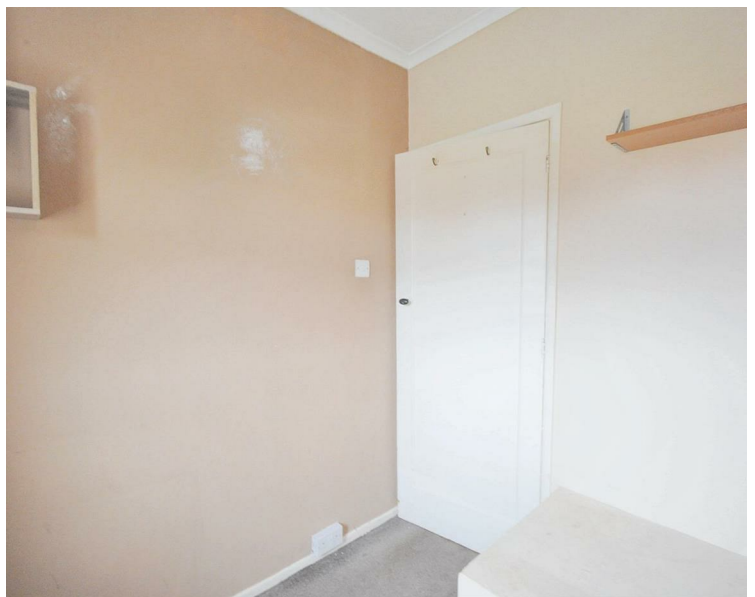
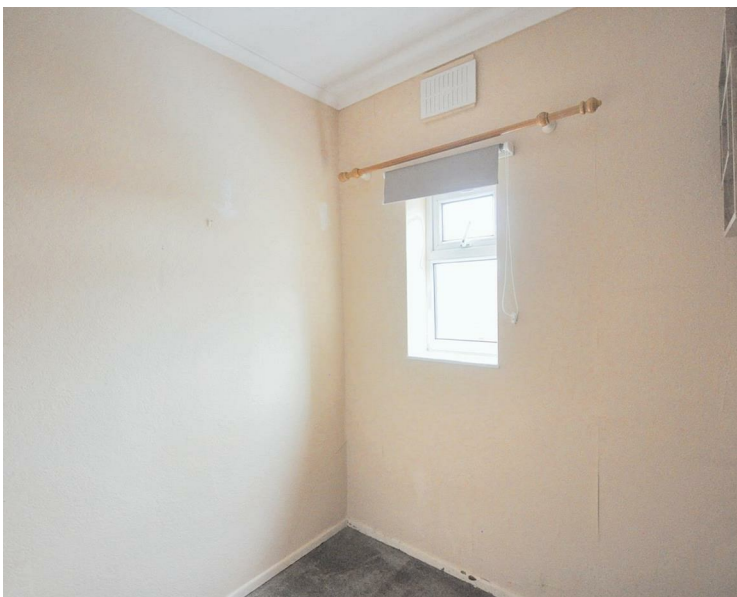
#### Services

Mains electricity, water and drainage.

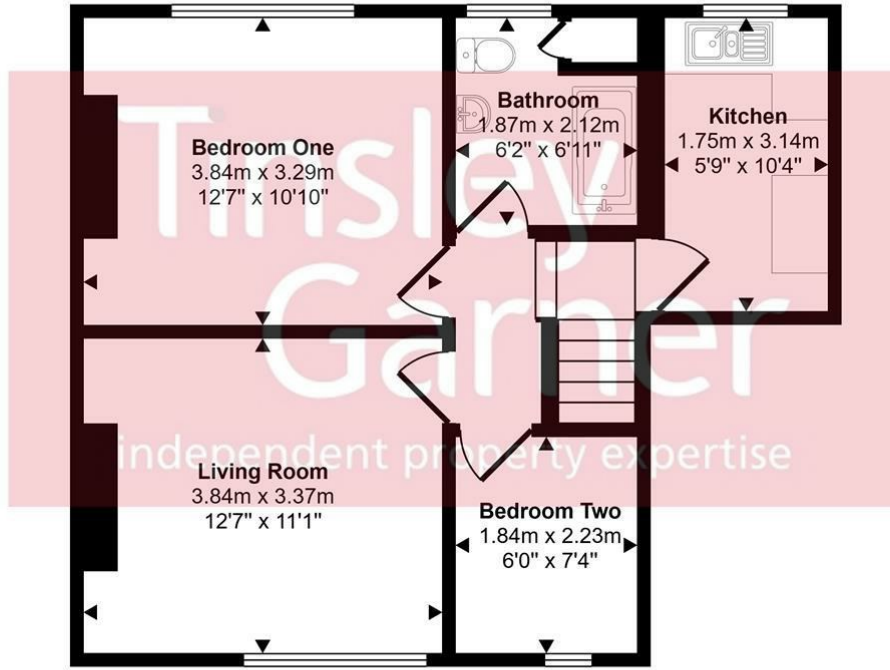
Electric heating

#### Viewings

Viewing strictly by appointment via the agent.

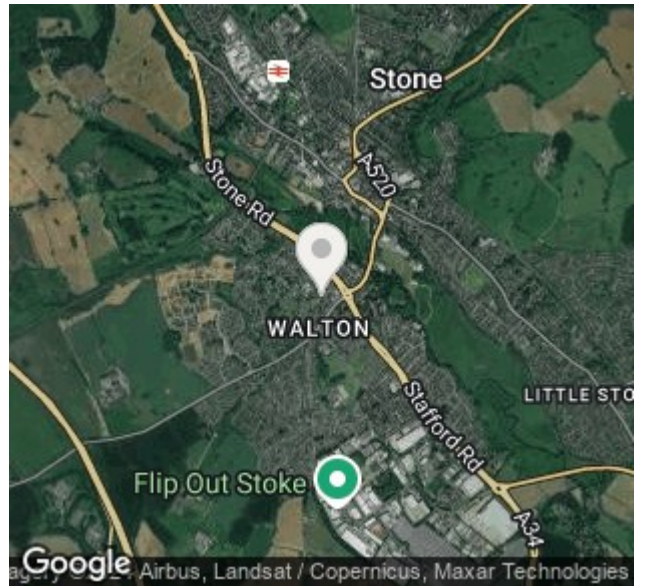


Approx Gross Internal Area  
46 sq m / 498 sq ft



First Floor

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			
		40	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		21	55
England & Wales		EU Directive 2002/91/EC	