



36, Joules Court, Crown Street, Stone, ST15 8EF



Asking Price £225,000

An opportunity to purchase a top first floor luxury retirement apartment located on the edge of Stone town centre. Offering well presented spacious accommodation comprising: entrance hallway with walk-in in store and separate cloaks cupboard, living room diner with views towards the town, a fully fitted kitchen with integrated appliances, two bedrooms, and a modern shower room. Built by McCarthy & Stone in 2008, Joules Court is a luxurious retirement complex offering a host of facilities for residents including: security entrance system, large communal lounge with kitchen, emergency alarm system, lift to all floors, laundry, lovely communal gardens, and secure parking for mobility scooters.

Available immediately - No Upward Chain



01785 811 800

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



Stairwell

From the second floor landing of the development a separate stairwell, with electric chairlift, leads to the apartment entrance.

Apartment Entrance Hall

A solid panelled front door with spy hole opens to the reception hallway. Offering a walk-in storage cupboard housing both the hot water storage system and electricity consumer unit, a second large storage cupboard, ceiling coving, warden alarm panel and pull cord, wall mounted electric panel heater, smoke alarm, and carpet.

Living Room Diner

A spacious reception room offering two Upvc double glazed windows, ceiling coving, wall mounted electric remote control fire, TV / satellite connection, telephone point, wall mounted electric panel heater, carpet, and obscure glazed double doors opening to the kitchen.

Kitchen

A fully fitted kitchen with a range of gloss cream finish wall and floor units, block wood effect contrasting work surfaces, inset composite sink and drainer with chrome mixer tap, tiled splash-backs, ceiling coving, two skylight windows, and carpet square flooring. Fitted appliances comprise: ceramic electric hob with extractor fan and light above, integral eye-level microwave and electric oven. Space for a free standing upright fridge freezer.

Bedroom One

A generous size bedroom with Upvc double glazed window, extensive fitted wardrobes and bedroom furniture, ceiling coving, linen cupboard, carpet, and wall mounted electric panel heater.

Bedroom Two

Presently used as a study, with Skylight window, ceiling coving, wall mounted electric panel heater, and carpet.

Shower Room

Fitted with a white suite comprising: walk-in shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps set within a storage unit, high rise push button WC. Ceiling coving, fully tiled walls, wall mounted electric fan heater, heated towel rail, extractor fan, emergency pull cord, and vinyl flooring.

Communal Facilities

Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the retirement home market.

The residence has extensive communal amenities for residents including a luxurious residents lounge with kitchen facility, lift to all floors, laundry and secure parking for mobility scooters.

Careline monitor the emergency alarm system.

There is limited parking on site for residents only with spaces available on a first come first served basis.

There is also a guest bedroom with en-suite bathroom that can be rented at a small cost per night to accommodate visitors.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Stafford Borough Council - Council Tax Band D

No upward chain

Services

Mains water, electricity and sewerage

Electric heating

Tenure

Leasehold, 125 years from 2008.

Service Charge

£4121.46 per annum

(Payable in 6-monthly instalments in advance of £2060.734)

Ground Rent

£495 per annum

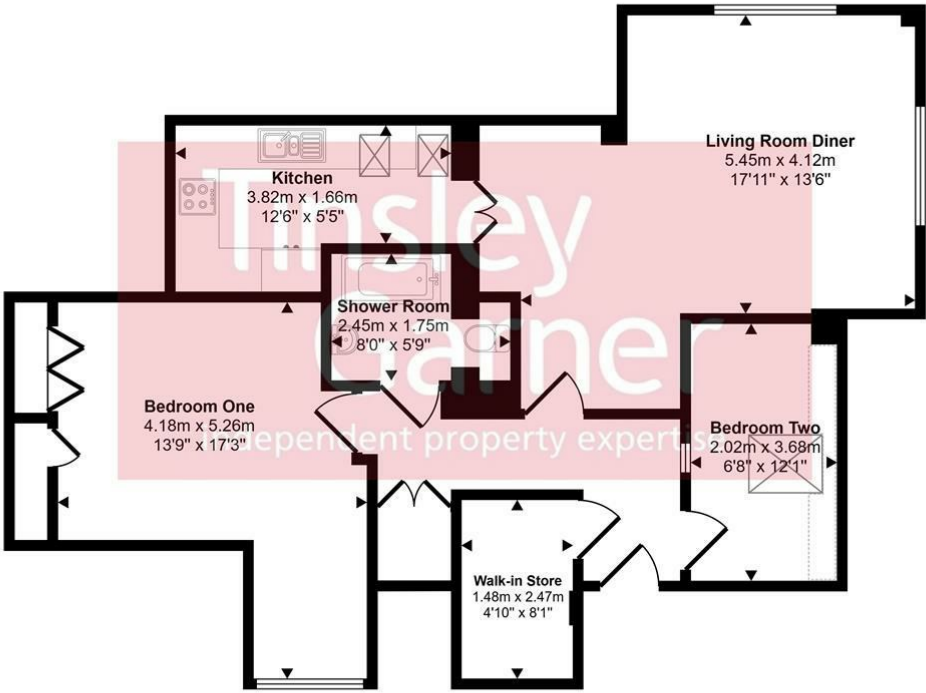
(Payable in 6 monthly instalments in advance of £247.50)

Viewings

Strictly by appointment via the agent



Approx Gross Internal Area
77 sq m / 832 sq ft



Floorplan

Denotes head height below 1.5m

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		
	78	82
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		