



## 5 The Crossings, Uttoxeter Road, Stone, ST15 8EQ



**£140,000**

A stylish and attractive ground floor apartment set within a small modern development on the outskirts of Stone. Recently redecorated throughout, plus new carpets, and offering good size accommodation comprising: entrance hall, spacious living room diner and open plan fitted kitchen with integral appliances, two bedrooms and a Jack & Jill bathroom. Benefitting from uPVC double glazing, gas combi gas central heating and an allocated parking space with additional parking for visitors. The development is conveniently located within walking distance of the local shop, pub, Little Stoke Cricket Club, just a short drive from Aston Marina and Stone town centre, also with easy access to commuter routes.

Viewing recommended - NO UPWARD CHAIN



**01785 811 800**

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





#### Communal Entrance

A smart and modern reception area with secure entry video intercom system linked to all apartments.

Mailboxes are located outside the main building

#### Apartment Hallway

A solid wooden front door opens to the reception hallway. With cloaks cupboard, radiator, communal entrance phone/door release, carpet and central heating thermostat.

Doorways to the open plan living space, bedroom one, bedroom two and bathroom.

#### Open Plan Living Space

##### Reception Area

A light and airy reception area offering a Upvc double glazed bay window to the front of the property, second window to the side aspect, telephone and TV satellite connections, two radiators and carpet.

##### Kitchen

A modern kitchen fitted with a range of wood effect wall and floor units, contrasting grey work surfaces with tiled splash-backs, inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Tiled floor and wall cupboard housing the Potterton Performa 30HE gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching extractor hood and light above, integral electric double oven, fridge, freezer and plumbing for a washing machine.

#### Bedroom One

A spacious double bedroom with built-in double wardrobe, Upvc double glazed bay window to the front elevation and window to the side aspect, radiator, carpet and doorway to the 'Jack & Jill' bathroom.

#### BedroomTwo

With Upvc double glazed window to the side aspect, radiator and carpet.

#### Bathroom

Fitted with a modern white suite comprising: bath and panel with chrome taps, pedestal wash hand basin with chrome taps, WC, oversize shower enclosure with Showerwall claddings and mains fed thermostatic shower system. Part tiled walls, towel radiator, tiled floor, shaver point and extractor fan.

#### Outside

The Crossings is a pleasant modern development located on the southern outskirts of Stone, within walking distance of the local pub, Little Stoke Cricket Club a two minute drive to Stone town centre.

With communal garden areas, private parking space for the apartment plus additional parking for visitors.

#### General Information

Council Tax: Band B - Stafford Borough Council

Leasehold: 125 years from June 2007.

Ground Rent: £125.00 pa

Communal/Management Charges: £1980.00 pa - includes maintenance and cleaning of internal & external common areas plus buildings insurance.

#### NO UPWARD CHAIN

#### Services

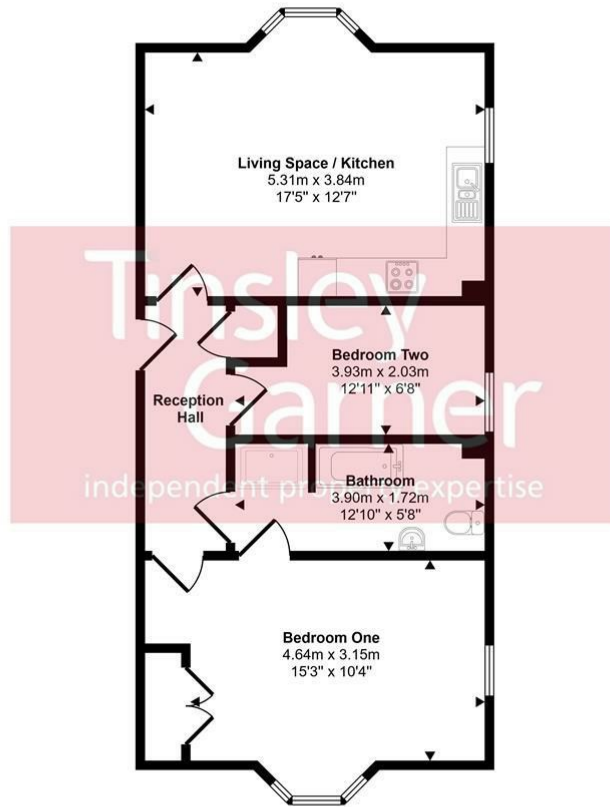
Mains gas, water, electricity and drainage.  
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent

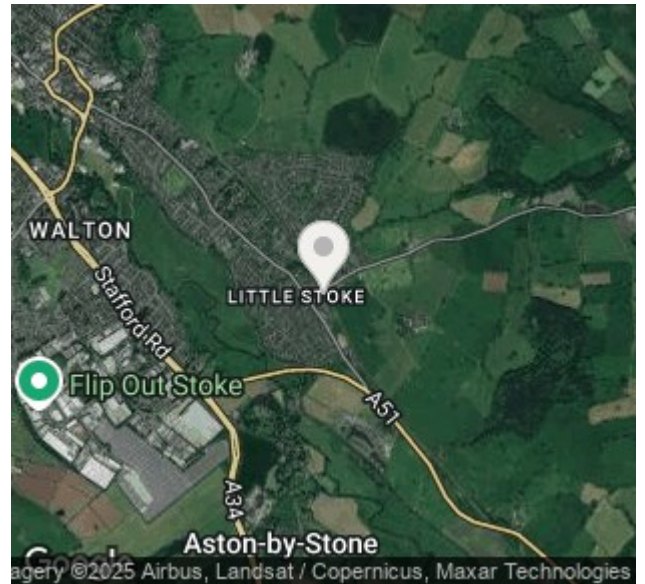
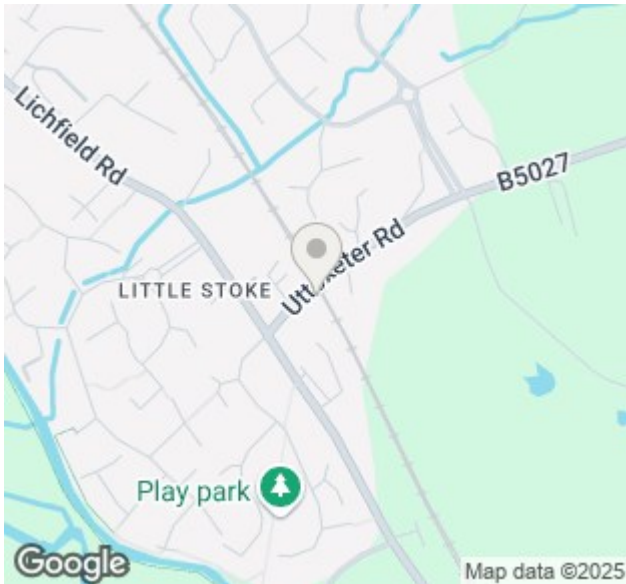


Approx Gross Internal Area  
61 sq m / 657 sq ft



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		
	77	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		
	69	69
England & Wales		
EU Directive 2002/91/EC		