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Garner**  
independent property expertise

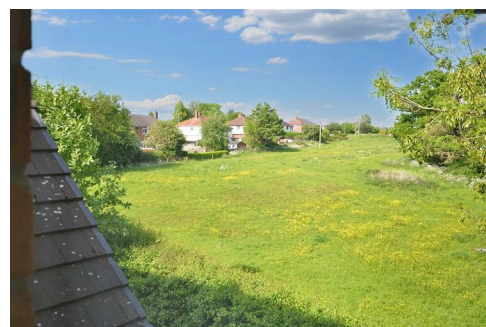


24, The Crossings, Uttoxeter Road, Stone, ST15 8EQ



**Asking Price    £169,950**

A smart & stylish duplex apartment on a small development on the southern outskirts of Stone,. The property is arranged over the first and second floors of the building and offers really quite spacious accommodation which is presented to a high standard throughout, featuring; ground floor entrance, first floor landing with built-in storage, open plan living area with adjoining kitchen which has a full range of appliances, bedroom and wet room with shower. On the top floor there is a spacious double bedroom with built in wardrobes and en-suite bathroom with shower. Available part furnished as seen in the pictures. Good location on the outskirts of town, strolling distance to Little Stoke Cricket Club, the local pub and Aston Marina and about 1 mile from the town centre and very handy for the A34 & A51. Low Service Charge.



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#### Ground Floor Entrance

With part glazed entrance door, window to side and stairs leading to first floor landing

#### Landing

With large store cupboard and stairs to the second floor landing.

#### Open Plan Living Space

A fabulous open plan living space with adjoining open plan kitchen. Bright & spacious with windows to front, rear and side of the property enjoying views over farmland to the front. The Kitchen features a range of wall and base cupboards with blonde wood effect cabinet doors and contrasting dark grey granite effect worktop with inset 1½ bowl sink, Integrated appliances including; stainless steel gas hob with extractor hood over, built-under electric double oven, fridge, freezer and washing machine. Tiled floor to kitchen area, TV aerial point and radiator.

#### Bedroom 2

First floor bedroom with window to the front of the house enjoying open views. Radiator.

#### Guest Bathroom

Fitted with a white suite comprising; bath, pedestal basin & WC. Ceramic wall tiling to half height & tiled floor. Rear facing window. Radiator.

#### Stairs & Landing

Turned staircase with rear facing window leading to the second floor landing.

#### Main Bedroom

A spacious top floor double bedroom with windows to the front and side of the property with views over farmland. Built-in double wardrobe and access hatch to loft space. Radiator.

#### En-Suite Bathroom

A full en-suite bathroom featuring a white suite with; bath, glass corner shower enclosure, pedestal basin & WC. Ceramic tiled wall and floor tiling, heated towel radiator. large walk-in airing / linen cupboard. Skylight window.

#### 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

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

Tenure; Leasehold 125 years from June 2007.

Ground Rent: £125.00 pa

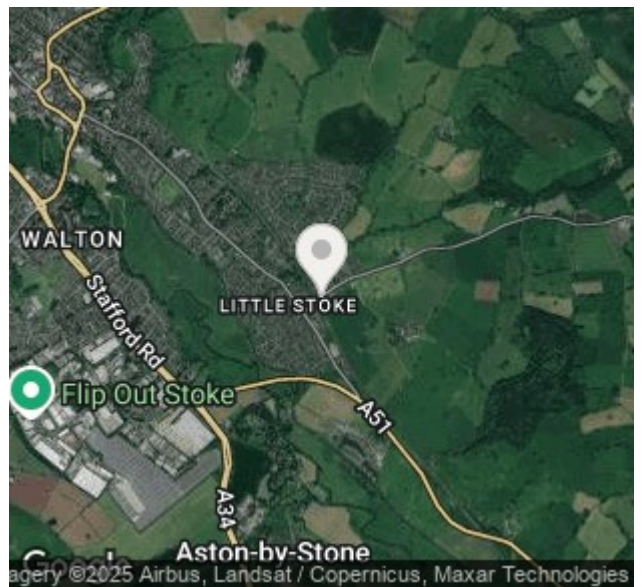
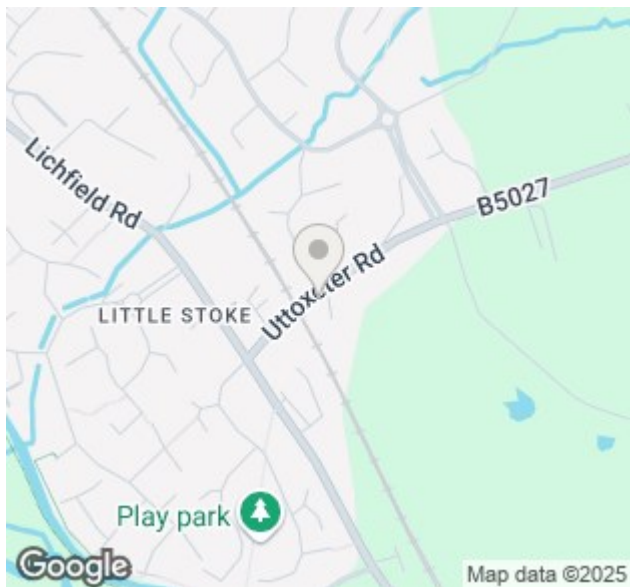
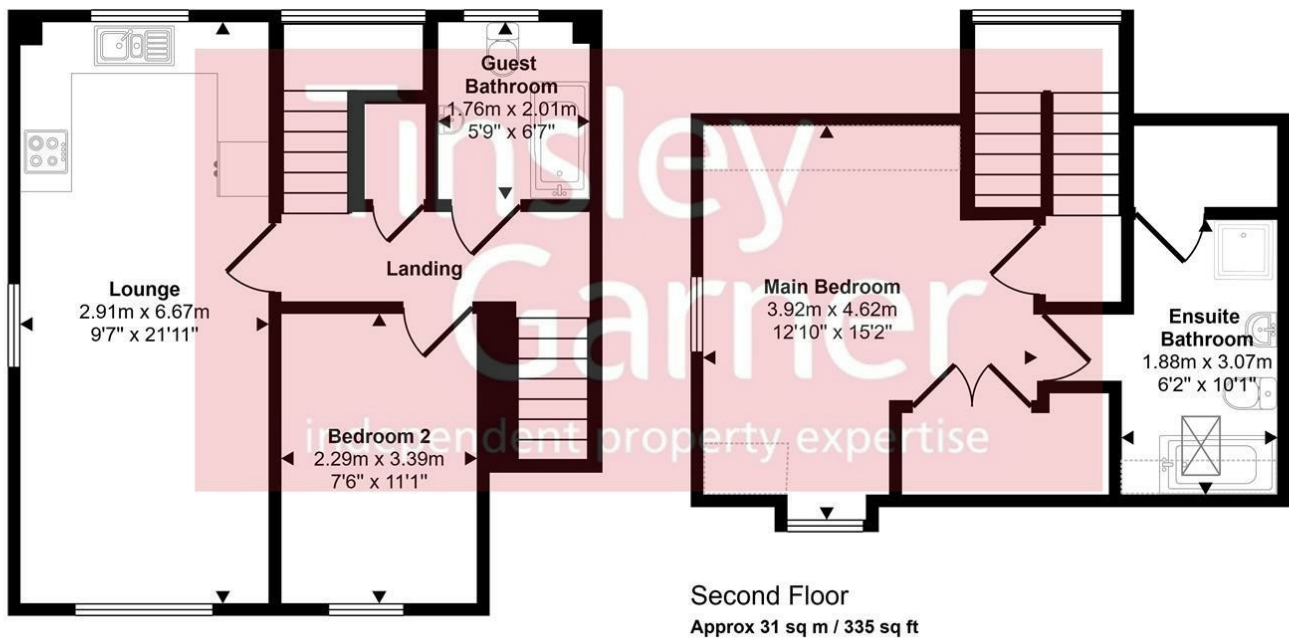
Communal/Management Charges: £1180.32 pa - includes maintenance and cleaning of internal & external common areas plus buildings insurance.







Approx Gross Internal Area  
74 sq m / 793 sq ft



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		81	82
		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			
England & Wales		69	69
		EU Directive 2002/91/EC	