



5, Kenilworth Court, Stone, ST15 8PA



**Asking Price   £135,000**

Modern Apartment in the Heart of Stone A smart, modern two-bedroom, two-bathroom apartment in a superbly convenient location, within strolling distance of everything Stone has to offer. Situated on the first floor, the apartment features spacious, well-planned accommodation including an entrance hall with excellent built-in storage, open-plan living space, and an adjoining fully fitted kitchen with a full range of integrated appliances. There are two good-size bedrooms, with the main bedroom benefiting from an en-suite shower room, in addition to a stylish guest bathroom. The property offers secure entry, the added advantage of a lift to all floors, and secure covered parking for one car. Perfectly placed just moments from the town centre, two minutes' walk from the leisure centre and about ten minutes from Stone railway station. Early viewing essential.



**01785 811 800**

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





#### Communal Entrance

With secure entry phone system, access to lifts, stairwell and internal door to the covered parking area.

#### Hallway

A wooden front door with spy hole opens to the reception hallway. With three storage cupboards, wall mounted electric panel heater and carpet.

#### Open Plan Living Space / Kitchen

A spacious reception room offering a large double glazed picture window to the front aspect, two wall lights, wall mounted electric panel heater, carpet and TV connection. Adjoining fully fitted kitchen featuring an extensive range of wood finish wall and floor units, contrasting dapple finish work surfaces with matching upstands and tiled splash-backs, inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, tiled floor. The integral appliances include: stainless steel electric hob, splash-back and extractor hood above, electric oven, fridge, freezer, dishwasher and washer dryer.

#### Bedroom One

Good size bedroom with double glazed front elevation window, wall mounted electric panel heater and carpet.

#### En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with mains thermostatic shower system, pedestal wash hand basin with chrome mixer tap and low level push button WC. Part tiled walls, chrome towel radiator, extractor fan, tiled floor and strip light shaver point.

#### Bedroom Two

A second double bedroom with double glazed front elevation window, wall mounted electric panel heater and carpet.

#### Guest Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome shower head mixer tap, pedestal wash hand basin with chrome mixer tap and low level push button WC. Part tiled walls, chrome towel radiator, extractor fan, tiled floor and strip light shaver point.

#### General Information

Tenure: Leasehold 125 years from 2013  
Service Charge £400 per quarter (subject to change)  
Ground Rent £250 per annum  
For sale by private treaty, subject to contract.  
Vacant possession on completion.

#### Services

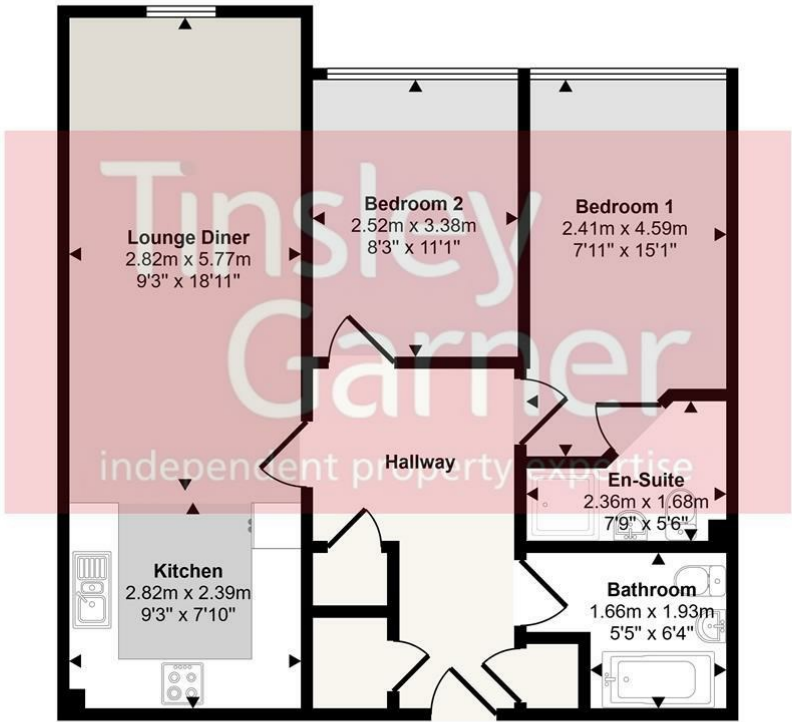
Mains water, electricity and drainage.  
Electric heating

#### Viewings

Strictly by appointment via the agent.

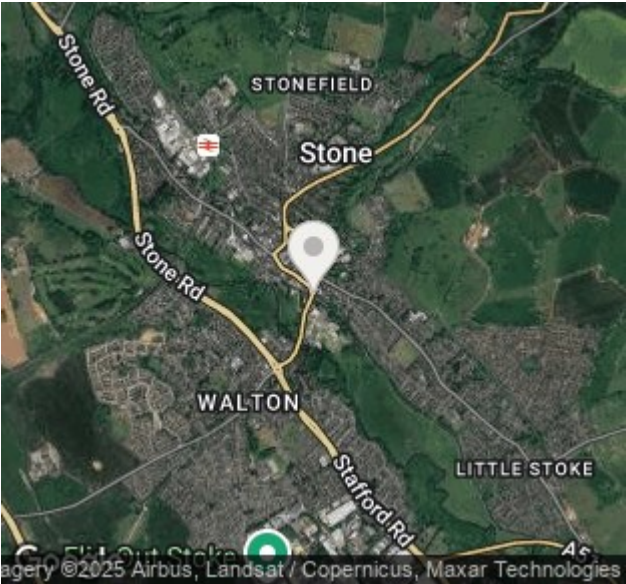
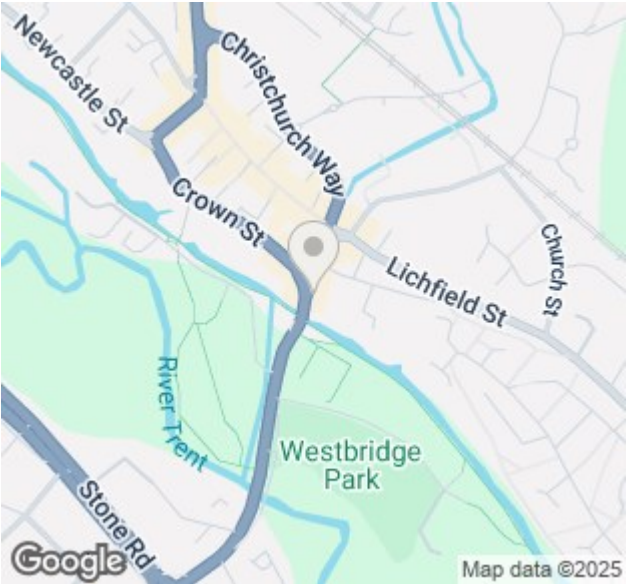


Approx Gross Internal Area  
63 sq m / 681 sq ft



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 |  |         |           |
| England & Wales                             |  | 78      | 87        |
| 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                                         |  |         |           |