



58, Fillybrook Close, Stone, ST15 0DZ



Asking Price £77,500

Ground floor apartment with extended lease, 125 years from 2010, in a popular cul-de-sac location on the outskirts of Stone. This is a good size property featuring entrance hall, lounge with conservatory extension to the rear, double bedroom, shower room and 'duck & dive' kitchen. Good size enclosed garden which is not overlooked from the rear with lawn area and space for sitting out in the sunshine. The property also owns the front garden so potential to create off road parking if required, subject to planning. Upvc double glazed and gas central heating. The property requires general updating offering new owners the opportunity to stamp their own mark. Offered for sale with no upward chain. Would offer a great return as a buy to let investment.



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



Porch

Entrance Hall

Reception area with upvc part glazed front door.

Lounge

Chimney breast with wall mounted gas fire and sliding patio windows opening through to the conservatory.

Kitchen

Under stairs 'duck & dive' access to the kitchen which features a range of wall & base cupboards with work surface and sink unit. Slot-in gas cooker , plumbing for washing machine and integrated fridge & freezer. Window to the front of the apartment and outside door.

Conservatory

A useful addition to the living space, built on a brick base with upvc double glazed windows and French doors to the garden. Fitted blinds to the windows and roof, ceramic tile floor.

Bedroom

Front facing window and wardrobes fitted to the chimney alcoves

Shower Room

Suite comprising; shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Airing cupboard. Rear facing window.

Outside

The property owns the front garden and the right hand half of the rear garden.

General Information

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

Tenure; Leasehold 125 years from 2010.

Ground Rent - £ zero

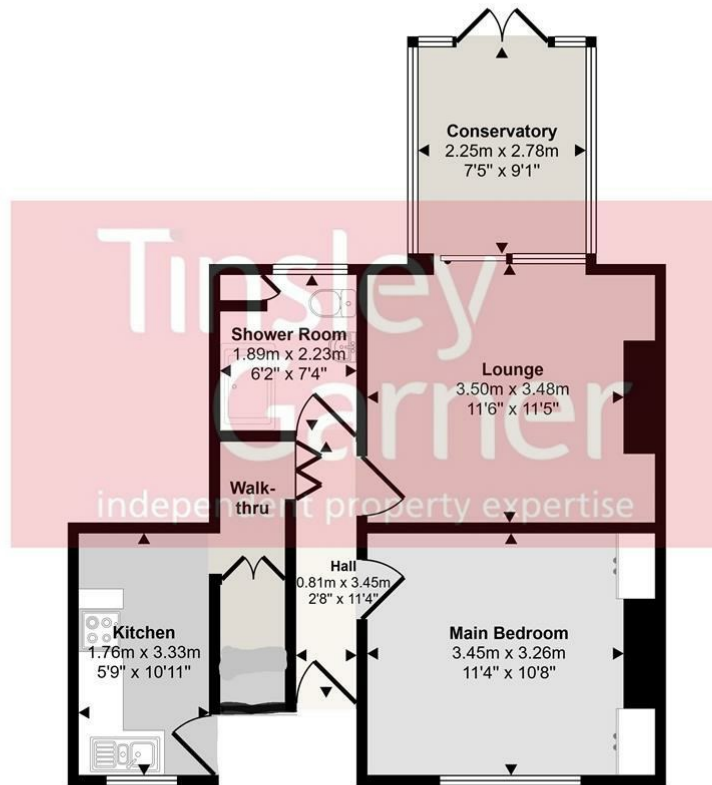
Service Charge £0

Viewing by appointment

For sale by private treaty, subject to contract.

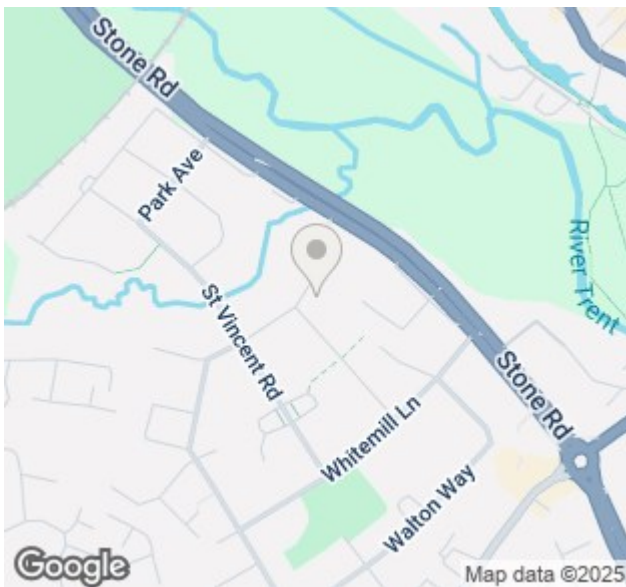
Vacant possession on completion

Approx Gross Internal Area
52 sq m / 558 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		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			
England & Wales		EU Directive 2002/91/EC	