



4, Reliant House, Margaret Street, Stone, ST15 8EL



£180,000

A stylish and well presented modern first floor apartment in a purpose built block on the outskirts of Stone town centre. Offering spacious accommodation comprising: entrance hall, living room diner, open plan fitted kitchen with integral appliances, two bedrooms, ensuite shower room to the main bedroom, and bathroom. Also with reserved parking in a private car park to the rear of the complex, gas combi central heating and double glazing. Conveniently located within strolling distance of the Stone town centre, the railway station and a host of local amenities.

Viewing essential - NO UPWARD CHAIN



01785 811 800

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



Communal Entrance

With intercom and key access via both the Margaret Street front entrance and rear car park entrance.

Reception Hall

A good size hallway offering a solid wooden front door with spy hole, communal door security entry intercom, recessed ceiling lights, storage cupboard, radiator, BT Open Reach connection and carpet.

Living Room Diner

Offering aluminium powder coated double glazed French doors with a Juliet balcony and further window to the front aspect, recessed ceiling lights, two radiators, TV satellite connection, central heating thermostat and carpet.

Kitchen

Open plan to the living space, fitted with a range of wood finish wall and floor units, contrasting black marble effect work surfaces with matching upstands, inset circular stainless steel sink with circular drainer and chrome mixer tap. Recessed ceiling lights, tile effect cushion vinyl flooring and wall cupboard housing an Ideal Izar HE35 gas combi central heating boiler.

Appliances including: stainless steel integrated electric oven, gas hob with stainless steel splash-back and matching extractor hood with light above, integrated washer dryer and dishwasher. Space for upright fridge freezer.

Bedroom One

A spacious main bedroom offering a double glazed aluminium powder coated window to the rear elevation, recessed ceiling lights, radiator, TV connection, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: fully tiled oversize shower enclosure with rain head mains thermostatic shower system, pedestal wash hand basin with chrome mixer tap and tiled splash-back, low level push button WC. Recessed ceiling lights, extractor fan, towel radiator and tile effect cushion vinyl flooring.

Bedroom Two

A second double bedroom with double glazed aluminium powder coated window to the rear aspect, recessed ceiling lights, TV connection, radiator and carpet.

Bathroom

Fitted with a white suite comprising: P-shaped bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system above, vanity wash hand basin with chrome mixer tap, inset low level push button WC. Wall mirror, part tiled walls, recessed ceiling lights, towel radiator, obscure double glazed aluminium powder coated window to the rear elevation and tile effect cushion vinyl flooring.

Outside

Parking area to the rear of the building with reserved parking for one car.

General Information

Council Tax: Band C

Leasehold: 150 years from January 2008

Ground Rent: £335.00 pa

Communal/Management Charges: £1086.00 pa

No upward chain

Services

Mains gas, electricity, water and drainage.

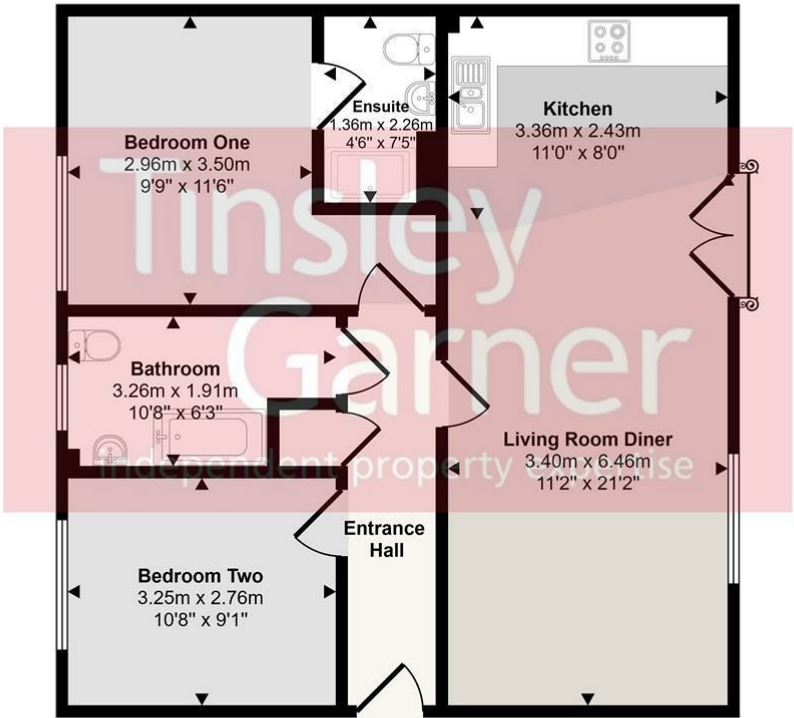
Gas combi central heating.

Viewings

Strictly by appointment via the agent

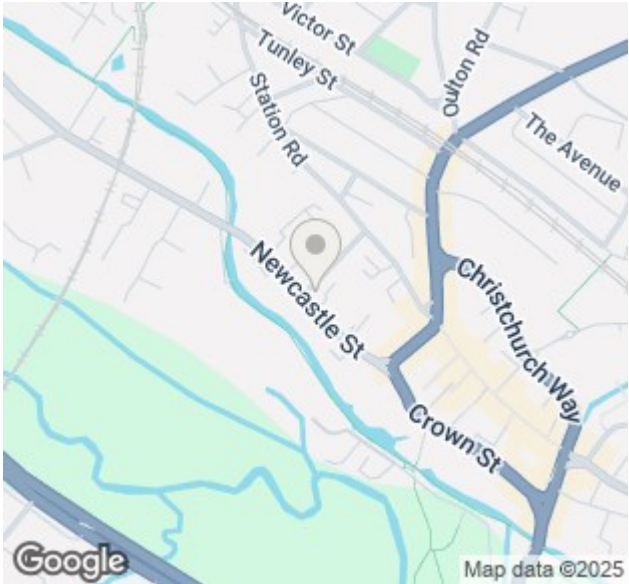


Approx Gross Internal Area
67 sq m / 724 sq ft



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		
	83	83
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		
	81	81
England & Wales		
EU Directive 2002/91/EC		