

**Tinsley  
Garner**

independent property expertise



30, Millstone Court, Stone, ST15 8AY



Asking Price £187,500

Rental investment, stylish pied a terre, retirement pad... call it what you will, this stylish second floor apartment is an absolute gem. Located on a popular modern development which is quite literally skipping distance from Stone's vibrant town centre and all the delights the town has to offer. Good size accommodation featuring open plan living space with Juliet balcony, separate kitchen with a full range of fitted appliances, two bedrooms, en-suite and guest bathroom. The apartment is situated on the quieter side of the building Gas central heating, upvc double glazing, newly fitted carpets and tidy decor throughout, what more could you possibly need? No upward chain - viewing essential.



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#### Communal Entrance

A well kept communal reception area with secure entry phone system and mailboxes.

#### Entrance hall

Oak wood effect laminate floor, radiator.

#### Lounge / Dining Room

A spacious open plan living / dining room which has inward opening French windows with Juliet balcony and window to the front of the apartment., TV aerial & satellite connections.

Radiator.

#### Kitchen

The kitchen is semi open plan to the living space tucked away at the corner of the room. Well equipped and fitted with an extensive range of wall and base cupboards with contemporary style cabinet doors and contrasting black granite work surfaces with inset sink unit. Integrated appliances comprise: gas hob with extractor fan over, eye level electric double oven, refrigerator, freezer, fully integrated dish washer and washer/dryer. Window to the side of the apartment.

#### Bedroom 1

Double bedroom with window to the front of the apartment.

Radiator.

#### En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower attachment, pedestal wash basin & WC. Part ceramic tiled walls, tiled floor. Radiator.

#### Bedroom 2

Window to the front of the apartment. Radiator.

#### Guest Bathroom

Fitted with a white suite comprising: bath, pedestal wash basin & WC. Part ceramic tiled walls, tiled floor. Radiator.

#### Outside

Millstone Court is a pleasant, well managed development which is in a great location right on the edge of the town centre. Communal grounds and one private parking space with additional non-reserved visitor spaces.

#### General Information

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

#### Council Tax Band

#### Viewing by appointment

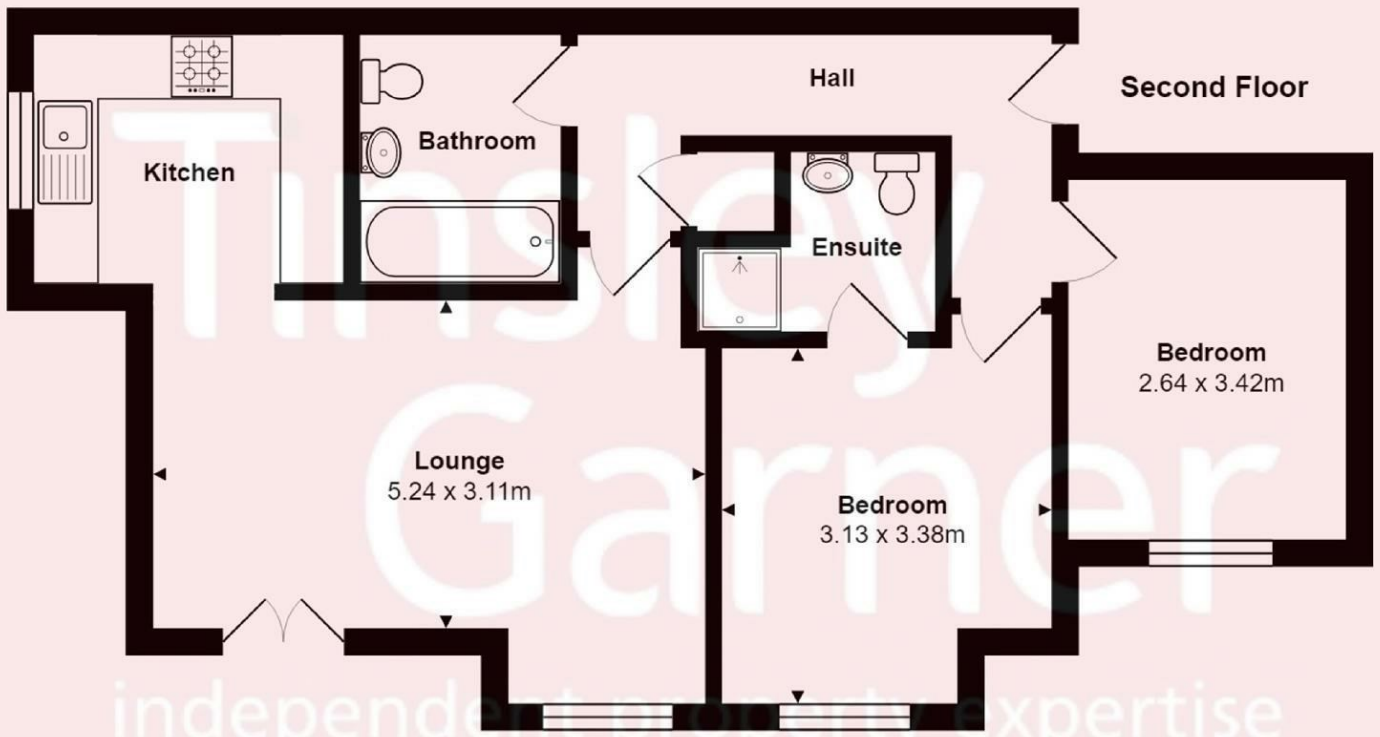
Tenure: Leasehold 125 years from 01 January 2001

Service Charge £ 620 every 6 months Ground Rent £62.50 every half year

For sale by private treaty, subject to contract.  
Vacant possession on completion.

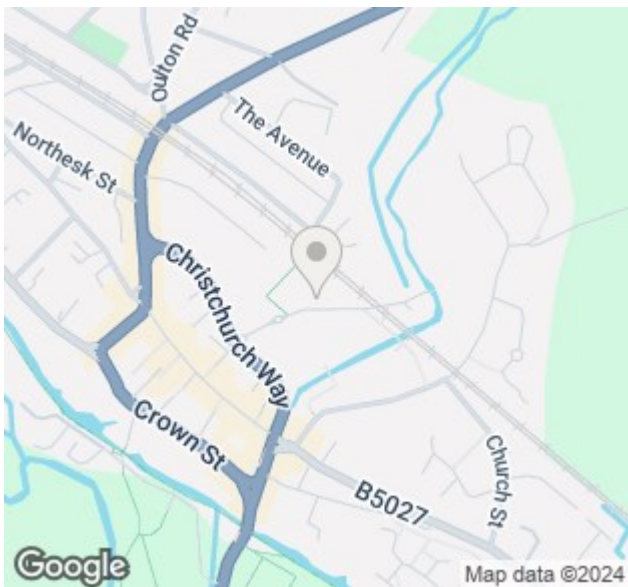






Total Area: 63.4 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



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			
<b>England &amp; Wales</b>		<b>79</b>	<b>79</b>
	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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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