



40, Green Close, Stone, ST15 0JG



£75,000

Looking for an investment with a quick return? This well presented ground floor apartment is located in an established residential area within walking distance of Stone town centre and other local amenities. The accommodation includes: communal open porch, reception hall, living room diner, double bedroom overlooking the rear garden, fitted kitchen and a modern shower room. Benefitting from Upvc double glazed windows and doors, gas combi central heating and ample resident and visitor parking around the pleasant development green.

Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



Communal Porch

The apartment is approached via a communal open porch with quarry tile floor.

Reception Hall

A Upvc part obscure double glazed front door opens to the hallway, with oak finish laminate flooring, storage cupboard, central heating thermostat, doorways to the living room diner, kitchen, bedroom and shower room.

Living Room Diner

A good size reception room offering a Upvc double glazed window to the front elevation, modern fire surround and hearth with inset electric fire, radiator, oak finish laminate flooring and Virgin Media connection.

Kitchen

Fitted with a range of white finish wall and floor units, contrasting black work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Upvc part obscure double glazed external door opening to the rear garden area, oak finish laminate flooring. Wall mounted Ideal i-mini gas combi central heating boiler.

With plumbing for a washing machine and spaces for a freestanding electric cooker and upright fridge freezer.

Bedroom

A double bedroom with radiator, oak finish laminate flooring and double glazed window overlooking the rear garden which is to the left side,

Shower Room

A modern shower room fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, corner shower enclosure with a Triton electric shower system. Upvc obscure double glazed window to the rear aspect, fully tiled walls and floor, chrome towel radiator.

Outside

There are allocated gardens to the rear of the apartment block and to the front there is ample parking available for residents and visitors around the communal green.

General Information

Leasehold - 99 years from 1976, 51 Years remaining
Ground rent and buildings insurance - approximately £200.00 pa
For sale by private treaty, subject to contract.
Vacant possession on completion.
No upward chain.

Services

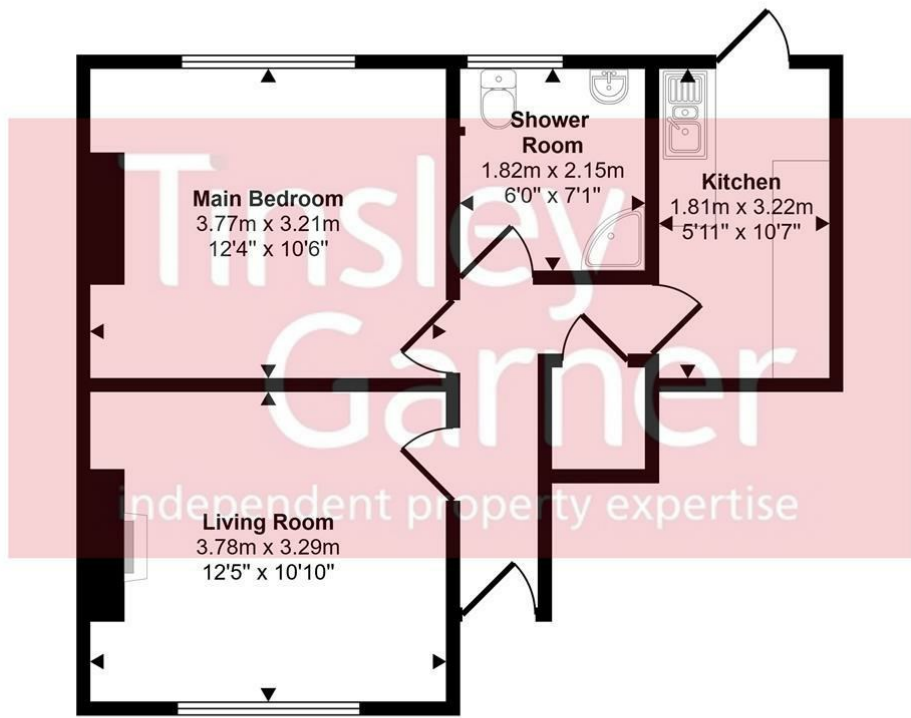
Mains gas, water, electricity and drainage.
Gas combi central heating

Viewings

Viewing strictly by appointment via the agent.



Approx Gross Internal Area
41 sq m / 445 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		
	75	76
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		
	69	69
England & Wales		
EU Directive 2002/91/EC		