Tinsley Garner
independent property expertise



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

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Chain Free **£130,000**

An immaculately presented modern one bedroom apartment in a purpose built block close to Stone town centre. This second floor apartment offers spacious accommodation comprising: entrance hall, living room diner, open plan fully fitted kitchen with appliances, double bedroom and a bathroom. Also benefitting from allocated parking for one car in a private car park to the rear of the complex, gas combi central heating and double glazing. The property is conveniently located within strolling distance of the town centre, the railway station, a host of local amenities and within access reach of commuter routes.
Early viewing recommended - NO UPWARD CHAIN







01785 811 800

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

Apartment Hallway
A solid wooden front door with spy hole opens to the hall, with fitted door mat and carpet, communal door security entry intercom, recessed ceiling light, storage cupboard, radiator and BT Open Reach connection.

Living Room Diner
Offering aluminium powder coated double glazed French doors opening to a Juliet balcony, recessed ceiling lights, radiator, TV satellite connection, Hive central heating control panel and carpet.

Kitchen
Open plan to the living space and 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, aluminium powder coated double glazed window, radiator, planked scrubbed oak effect vinyl flooring and wall cupboard housing a Logic Combi2 C30 gas combi central heating boiler.

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

Bedroom
A double bedroom offering a double glazed aluminium powder coated window, recessed ceiling lights, radiator, TV connection and carpet.

Bathroom
Fitted with a white suite comprising: 'P' shape bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above, vanity wash hand basin with storage unit and chrome mixer tap, inset low level push button WC. Part tiled walls, recessed ceiling lights, towel radiator, extractor fan and tile effect vinyl flooring.

Outside
The development parking area is to the rear of the building, the apartment has reserved parking for one car.

General Information
Council Tax: Band B
Leasehold: 150 years from January 2008
Ground Rent: £335.00 pa
Communal/Management Charges: £1004.50 pa
No Upward Chain

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

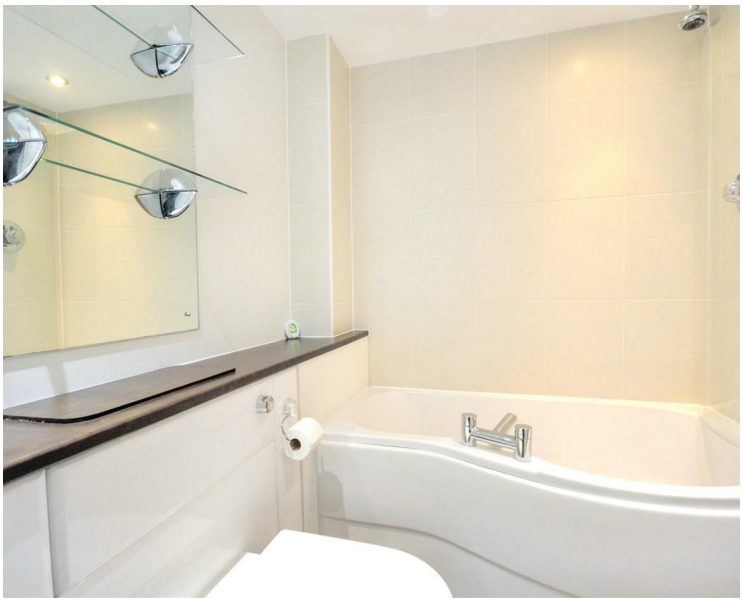
Viewings
Strictly by appointment via the agent





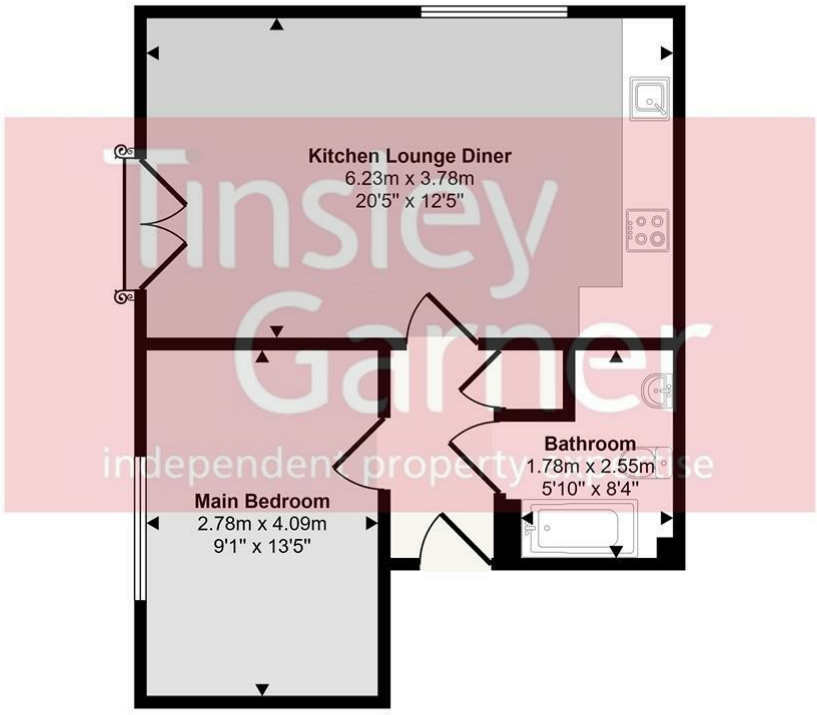








Approx Gross Internal Area
45 sq m / 481 sq ft

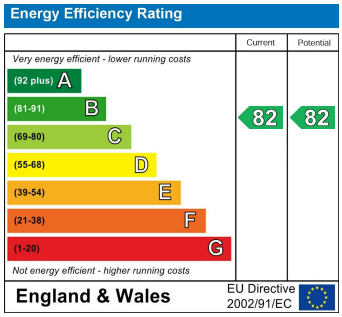


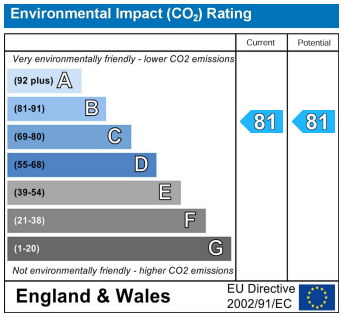
Floorplan

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.









enquiries@tgprop.co.uk 01785 811 800