Tinsley Garner
independent property expertise

5, The Moorings, Stafford Street, Stone, ST15 8QZ

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£150,000

A superb canal side facing ground floor retirement apartment in The Moorings (for the over 55's). Conveniently located within strolling distance of Stone town centre and offering accommodation including; entrance hall, living room diner, modern fitted kitchen, double bedroom with French doors opening to a patio area and the communal gardens, second bedroom, and a modern shower room. Parking is available for Moorings residents and visitors, there is also a visitors guest room, comfortable communal lounge with TV, and a laundry.
Viewing highly recommended - NO UPWARD CHAIN

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Communal Entrance
Offering a large reception area with secure entry phone system connected to each apartment, and lifts to all floors.

Apartment Entrance
A panelled solid front door with spy-hole opens to the hallway. With two storage cupboards, intercom, and an airing cupboard housing the hot water storage system. With doorways to the living room diner, both bedrooms, and the shower room.

Living Room Diner
A good size reception room a Upvc double glazed window overlooking the communal gardens and canal side. With ceiling coving, two wall lights, electric panel heater, TV connection, and archway to the kitchen.

Kitchen
Fitted with a range of white finish wall and floor units, contrasting granite effect work surfaces with tiled splash-backs and an inset composite 1 1/2 bowl sink and drainer with chrome mixer tap.

With appliances including: electric ceramic hob with extractor hood and light above, integral electric oven, plus space for an upright fridge freezer.

Bedroom One
A lovely double bedroom with Upvc double glazed French doors opening to a paved patio area enjoying views of the communal gardens and canal side. With built-in wardrobes and storage to one wall, two wall lights, and electric panel heater.

Bedroom Two
With Upvc double glazed window overlooking the communal gardens and canal side beyond

Shower Room
A modern shower room fitted with a white suite comprising; shower enclosure with Triton electric shower system, vanity wash basin with storage unit and chrome taps, low level push button WC. Fully tiled walls, electric wall mounted fan heater, strip light shaver point, and extractor fan.

Communal Facilities
The Moorings has excellent communal facilities with a popular resident lounge which holds regular social activities. The lounge is on the ground floor and has direct access to the well kept communal canal side gardens. In addition there is a library for the use of residents, communal laundry facility, and store room. There is car parking for residents and visitors available on site.

General Information
For sale by private treaty, subject to contract

Vacant possession on Completion.

Council Tax Band B

Tenure - Leasehold: 99 years from 01/01/1989 - 64 years remaining

Service Charge - £361.33 per month

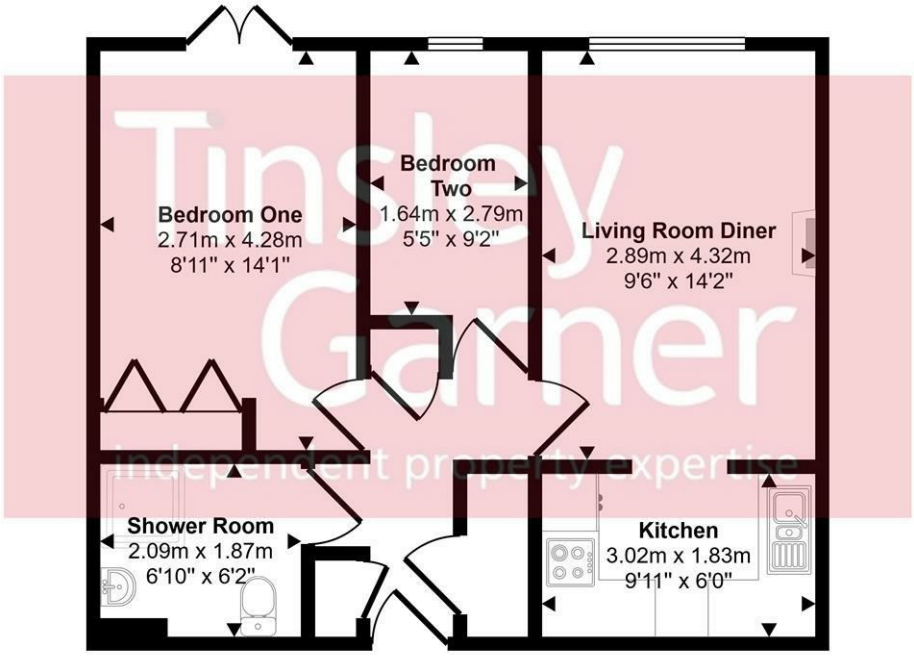
Ground Rent - £438.92 per annum (£219.46 paid every 6 months)

Services
Mains water, electricity and drainage.
Electric heating.

Viewings
Strictly by appointment via the agent

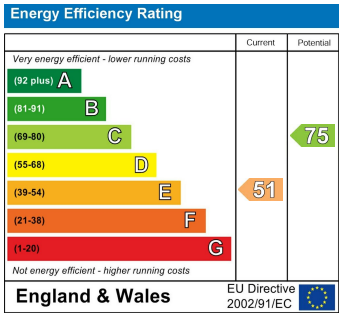
5

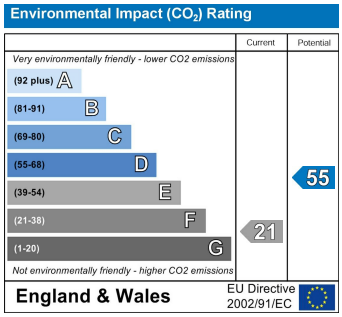
Approx Gross Internal Area
48 sq m / 515 sq ft



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.





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