



1, Watersmeet Court, Stone, ST15 8FN



£140,000

A well presented ground floor apartment set in a quiet and popular location on the southern outskirts of Stone in close proximity to the canal. With new lease in process giving 154 years remaining and offering accommodation comprising: hallway, living room diner, modern kitchen with integral appliances, two bedrooms and a modern shower room. Also benefitting from uPVC double glazed windows throughout and allocated parking for one vehicle. Conveniently located within easy reach of a host of local amenities, strolling distance to Stone town centre and Aston Marina. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Communal Entrance

Shared entrance area with secure resident door release phone system,

Apartment Hallway

A solid front door with spy hole opens to a good size hallway with ceiling coving, wall mounted electric panel heater, fitted door mat and carpet, storage cupboard housing the hot water storage system, doorways to the living room diner, both bedrooms and the shower room.

Living Room Diner

A cosy reception room with uPVC double glazed window to the front elevation, wall mounted electric panel heater, carpet, TV connection and archway to the kitchen.

Kitchen

Fitted with a range of white finish wall and floor units, contrasting oak effect work surfaces with brick tile splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window to the front aspect and oak effect laminate flooring.

Appliances including: ceramic electric hob with extractor fan and light above, integral electric oven, fridge, freezer and washer dryer. Plumbing for a dishwasher.

Bedroom One

A double bedroom offering fitted wardrobes and storage to one wall, carpet and uPVC double glazed window to the rear of the apartment.

Bedroom Two

With rear aspect uPVC double glazed window, fitted wardrobe and storage, wall mounted electric panel heater with ornate surround and carpet.

Shower Room

Fitted with a white suite comprising; vanity wash hand basin with storage unit and chrome mixer tap, WC, corner shower enclosure with mains twin head thermostatic shower system. Recessed ceiling lights, brick tile effect Showerwall clad walls, chrome electric towel radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Outside

Watersmeet Court has lawned and shrubbery areas to the front and rear aspects which are maintained within the annual service charge.

The apartment has a close proximity allocated parking space for one vehicle and there is additional visitor parking available.

General Information

Leasehold : 154 years remaining

Service Charge: £1180.00 pa - £590.00 paid twice a year in April & October

Ground Rent: £150.00 pa

Council Tax Band - B

For sale by private treaty, subject to contract

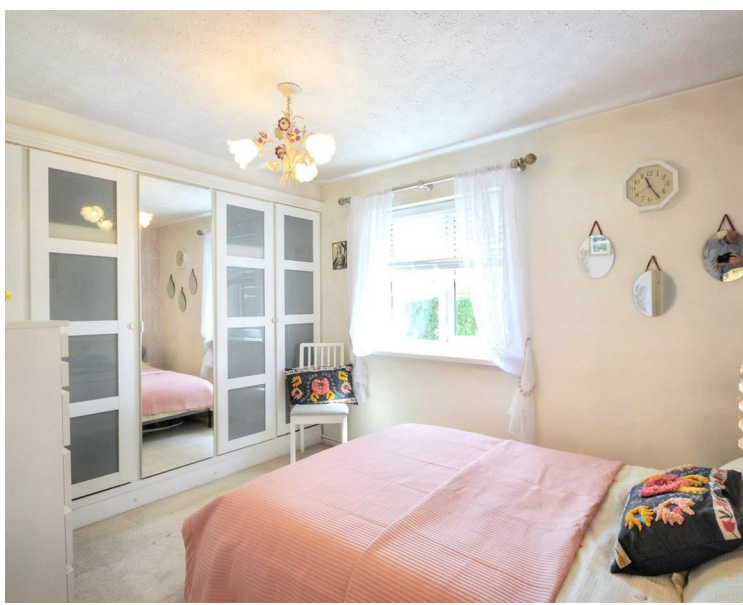
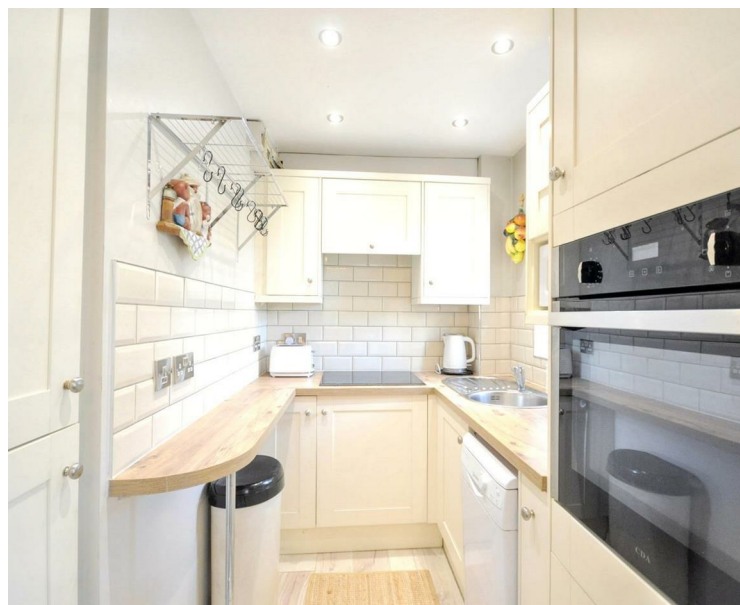
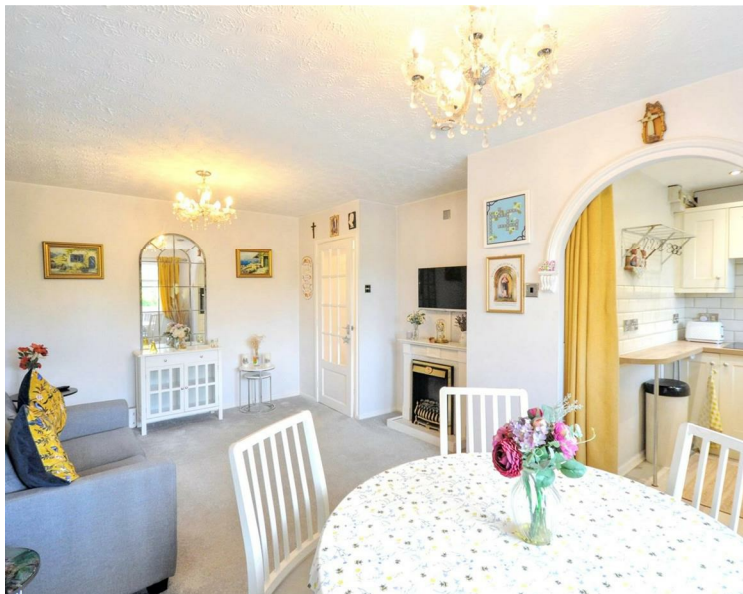
Vacant possession on completion

Services

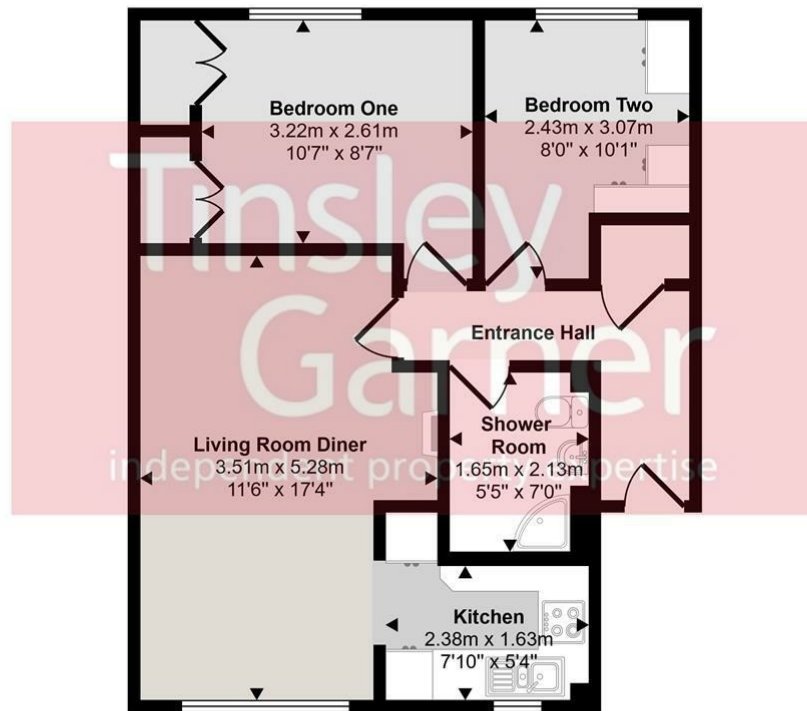
Mains water, electricity and drainage.
Electric heating.

Viewings

Strictly by appointment via the agent.

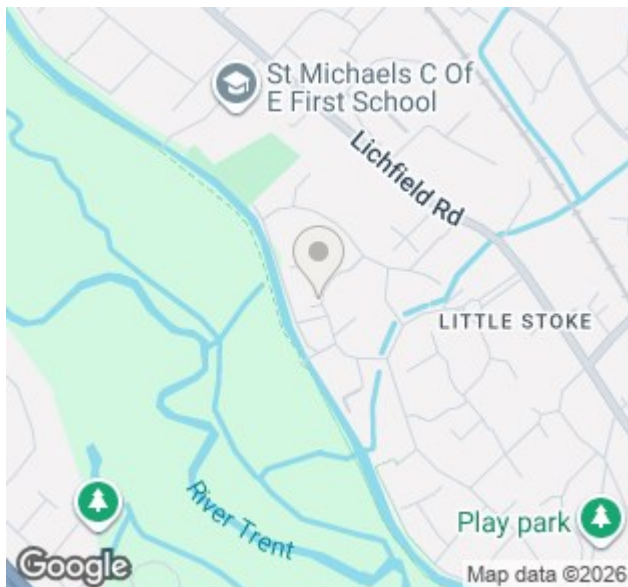


Approx Gross Internal Area
50 sq m / 537 sq ft



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		
	69	80
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		