



10, Trent Court, Stafford Road, Stone, ST15 0GZ



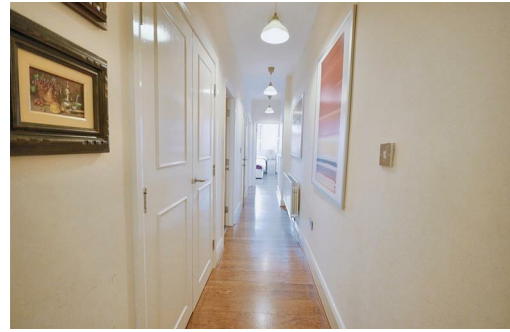
Asking Price £325,000

Hidden in plain sight yet occupying one of the most desirable positions in Stone, this luxury first-floor apartment enjoys views over Crown Meadow and the River Trent. Forming part of the Victorian Grade II listed former Trent Hospital, the property blends historic character with stylish modern living – and we guarantee you won't find anything quite like it. The accommodation is generous featuring a secure entrance shared with just one other apartment spacious living room, study and a sun room enjoying a vista across Crown Meadow. A breakfast kitchen provides a practical yet welcoming everyday space, complemented by two bedrooms, en-suite to the main bedroom and a guest bathroom. Practical features include gas combi central heating and two allocated parking spaces. In addition, residents can enjoy a delightful outside sitting area by the river – fondly known as “the beach” – the perfect spot for relaxing on warm summer evenings. A truly unique apartment in a prime location, close to all the amenities of Stone town centre. Viewing is essential.



01785 811 800

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



Communal Entrance

Communal entrance shared with one other apartment with secure outer door and entry phone system.

Entrance Hall

Spacious hallway with wooden floor and doors leading off to the lounge, bedrooms and kitchen.

Lounge

A spacious living room which has a window to the front of the apartment enjoying views across Stone and Crown Meadow. Brick chimney breast with period style fireplace and living flame fire. Wooden floor.

Study

Links the lounge to the sun room with arched window to the front and wooden floor.

Sun Room

A room for quiet contemplation with a glass of your favourite tippie and a good book! The sun room has windows to the front and side of the apartment enjoying seasonally changing views over Crown Meadow and the River Trent.

Kitchen

Traditional style kitchen with space for casual dining. Fitted with a range of wall & base cupboards with white painted 'Shaker' style doors and contrasting wood block work surfaces with inset sink unit. Fitted stainless steel dual fuel range cooker with matching splash panel and extractor hood, plumbing for washing machine and space for a fridge freezer. Quarry tile floor.

Bedroom 1

Double bedroom with window to the rear of the apartment, fitted wardrobes to one wall. Wood effect floor.

En-Suite Shower Room,

White suite comprising; walk-in shower with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling and quarry tile floor.

Bedroom 2

Generous single bedroom with windows to the front and side of the apartment. Wood effect floor.

Guest Bathroom

White suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling and quarry tile floor.

Outside

General Information

Mains gas, water, electricity and drainage.

Tenure; Leasehold 999 years from 2003

Gas combi central heating.

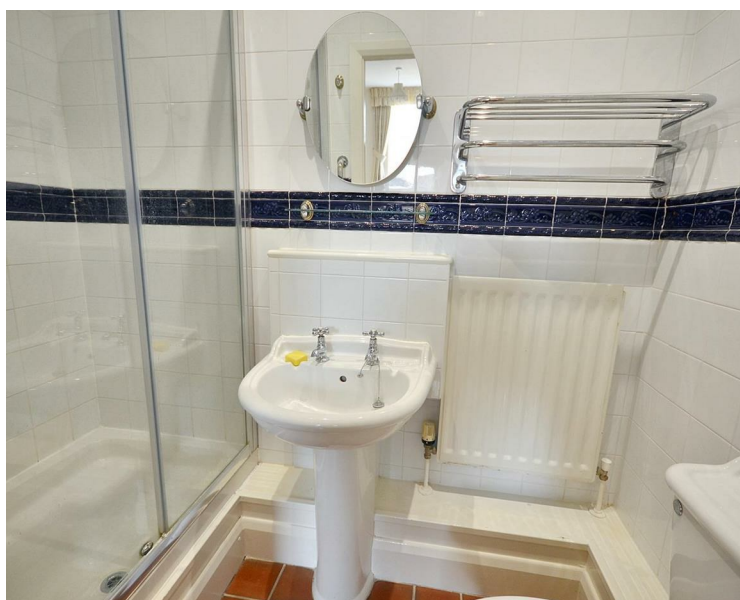
Tenure; Freehold.. The residents of Trent Court own the freehold to the building.

Service Charge; £2940 per annum.

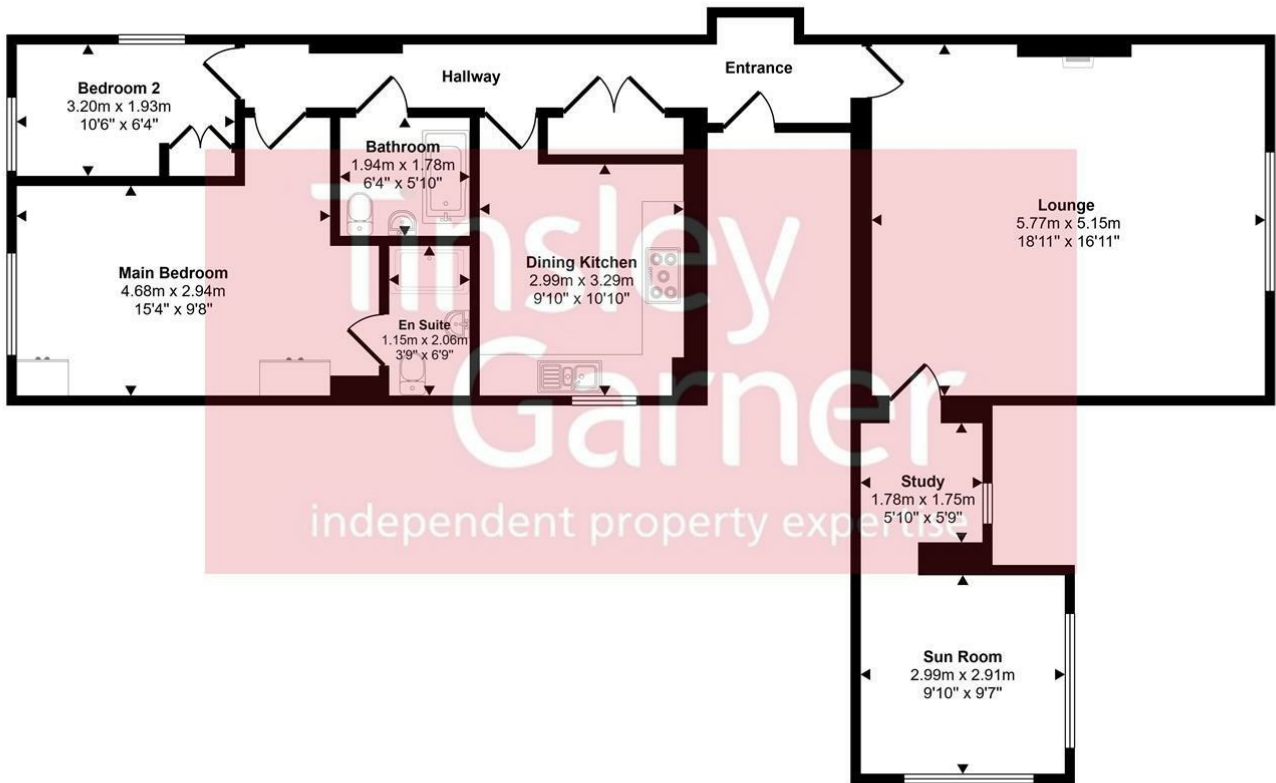
For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

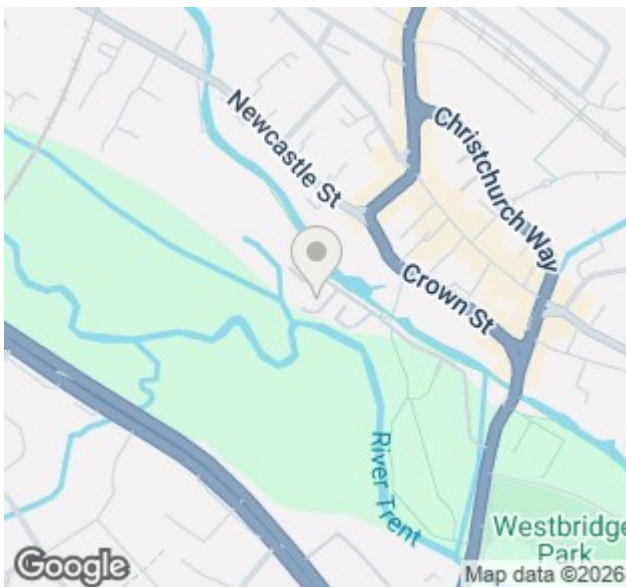


Approx Gross Internal Area
97 sq m / 1046 sq ft



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			
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			
England & Wales		EU Directive 2002/91/EC	