



53, The Moorings, Stone, ST15 8QZ



£135,000

NEW PRICE - NO UPWARD CHAIN

Location, location, location! If you are seeking a room with a view then this could well be the one. A first floor one bedroom retirement apartment in a popular & sought after development in a canal side location on the southern fringe of Stone town centre. The property is on the front of the development in a quiet position at the end of the building with open views over the canal to the front. This is a compact but well proportioned property featuring a good size living room with canal side bay window with space for a small dining table, fitted kitchen, double bedroom with built-in wardrobes and a stylish upgraded shower room with window to the side of the property. This is a great retirement complex with a host of communal facilities and in a super location within strolling distance of the town centre.





Communal Entrance

Communal reception area which has secure entry phone system.

For sale by private treaty, subject to contract.

Vacant possession on completion

Entrance Hall

Hallway with a large built-in airing / storage cupboard. Electric radiator.

Lounge

17'8" x 9'7"

A good size sitting room which has a upvc bay window to the front of the apartment enjoying views over the canal. Feature fireplace with electric fire, centre lights & wall lights, TV aerial connection. The lounge has space for a small dining table & two chairs in the bay window.

Kitchen

Small but perfectly formed! Galley style kitchen which has a range of wall & base cupboards with grey wood effect cabinet doors and co-ordinating work surfaces. Fitted appliance comprise: two ring stainless steel electric hob with extractor fan over and eye level electric oven, space for refrigerator & freezer. Part ceramic tiled walls & tiled floor, sink unit with mixer tap.

Bedroom

12'6" x 8'11"

Spacious double bedroom which has a uPVC window to the front of the apartment overlooking the canal, built-in wardrobe. Electric radiator, wall lights & centre light.

Shower Room

A stylish upgraded shower room which unusually for The Moorings, has a window to the side of the apartment. There is a white suite comprising: corner quadrant shower enclosure with frosted glass screen & thermostatic shower, was basin in vanity cupboard & WC. Ceramic wall tiling to full height, electric heater.

Communal Facilities

The Moorings is set in very pretty surroundings offering large well kept communal gardens alongside the Trent & Mersey canal.

There is a delightful residents lounge & communal laundry, library with computer and large storage room to the ground floor. Ample parking for residents to the rear.

General Information

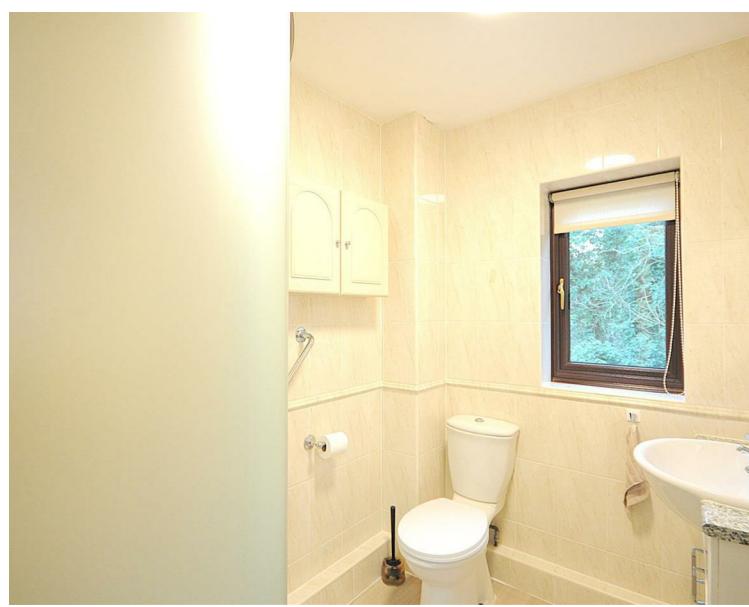
Services Mains water, electricity & drainage. Electric heating.

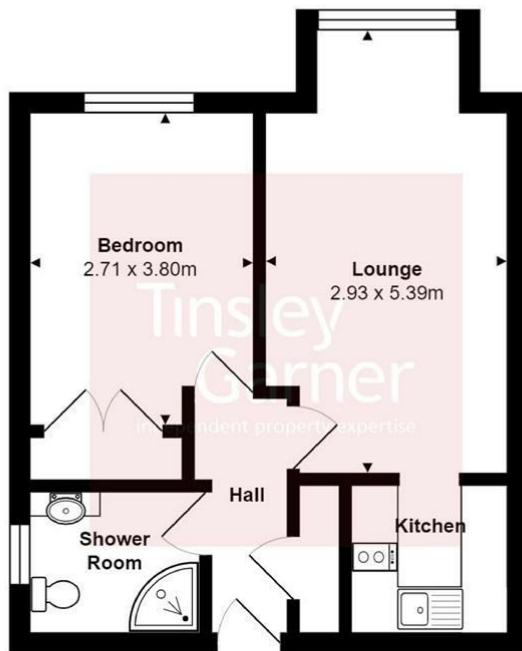
Tenure Leasehold 99 years from 1st January 1989

Service Charge £2,945.52 per annum (TBC)

Ground Rent £ 438.92 per annum (TBC)

Viewing by Appointment

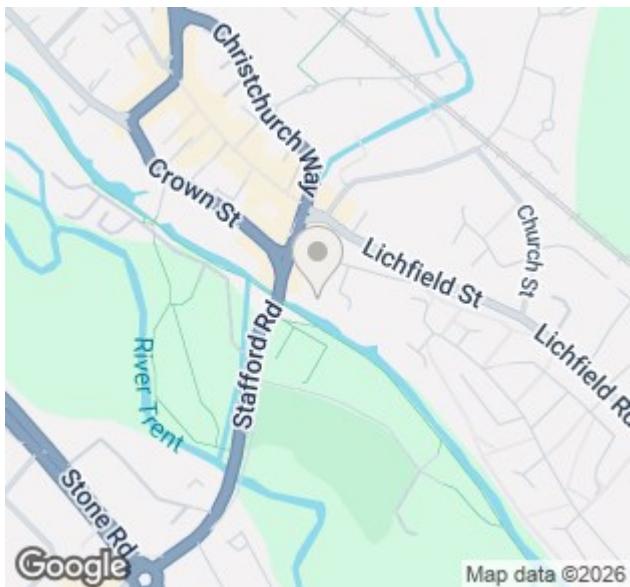




First Floor

Total Area: 38.5 m²

All contents, positioning & measurements are approximate and for display purposes only



Map data ©2026



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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	54	
(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	21	
(1-20)	G		
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