Tinsley Garner
independent property expertise

34, Millstone Court, Stone, ST15 8AY

2 2 1

£170,000

A first floor spacious and stylish apartment tucked away in a quiet position in a popular development on the edge of Stone town centre. Very well presented throughout and offering accommodation comprising: entrance hallway with two storage cupboards, lounge diner, breakfast kitchen with integral appliances, two bedrooms, ensuite shower room to the main bedroom, plus family bathroom. Also benefitting from uPVC double glazing and gas combi central heating. Outside there are well kept communal gardens and grounds, reserved parking and additional visitor parking. A lovely property in a much sought after location handy for literally everything that Stone has to offer.
Early Viewing Recommended

01785 811 800

https://www.tgprop.co.uk

Communal Entrance
Shared entrance area with secure entry video phone system, allocated mail boxes and utility meter cupboard.

Reception Hallway
A solid front fire door with spy hole opens to a good size hallway with alarm panel, communal entrance door release video telephone system, central heating thermostat, radiator, carpet and two storage cupboards (one cupboard with radiator and shelving).

Lounge Diner
A spacious reception room offering uPVC double glazed French doors with side windows opening to a Juliet balcony to the front aspect, uPVC double glazed window to the side elevation, modern fire surround with marble back, hearth and inset electric fire, two radiators, carpet and TV satellite connection.

Breakfast Kitchen
Fitted with an extensive range of cream finish wall and floor units, granite work surfaces with tiled splash-backs, underset stainless steel 1½ bowl sink with swan neck chrome mixer tap, uPVC double glazed window to the side aspect, recessed ceiling lights, tiled floor and radiator. Wall cupboard housing a Worcester Greenstar 30i gas condensing combi central heating boiler.

Appliances including: stainless steel gas hob and extractor hood with light above, integral double electric integral oven, fridge, freezer, dishwasher and washer dryer.

Bedroom One
With built-in wardrobes and storage, uPVC double glazed window to the front aspect, radiator, carpet and TV connection. Doorway to the ensuite shower room.

Ensuite Shower Room
Fitted with a white suite comprising; pedestal wash hand basin with chrome mixer tap, low level push button WC, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, radiator, tiled floor, shaver point and extractor fan.

Bedroom Two
Offering uPVC double glazed window to the front of the apartment, built-in double wardrobe, carpet, radiator and TV connection.

Bathroom
Fitted with a white suite comprising; pedestal wash hand basin with chrome mixer tap, low level push button WC, standard bath and panel with chrome mixer tap, part tiled walls, recessed ceiling lights, tiled floor, shaver point, radiator and extractor fan.

Outside
The apartment has a reserved parking space, there is additional visitor parking.

General Information
For sale by private treaty, subject to contract.

Vacant possession on completion

Leasehold 125 years from 11 July 2006

Service Charge - £1360.00 per annum

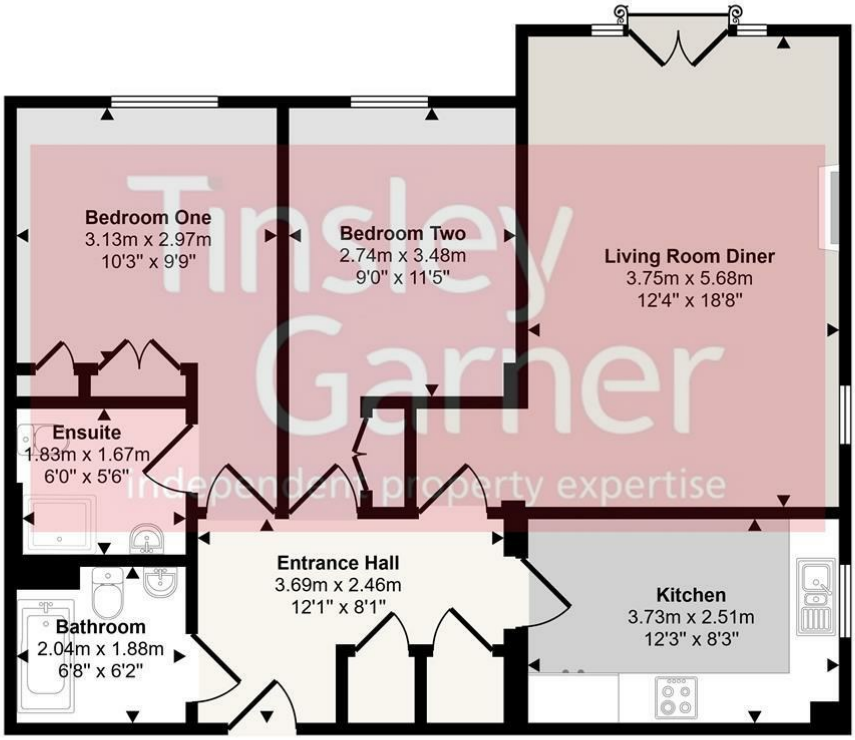
Ground Rent- £225.00 per annum

Council Tax Band - C

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

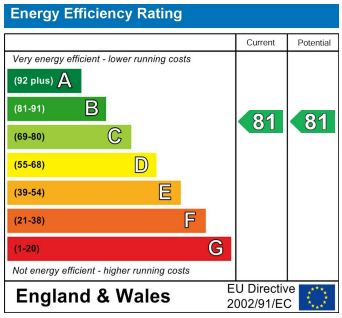
Viewings
Strictly by appointment via the agent

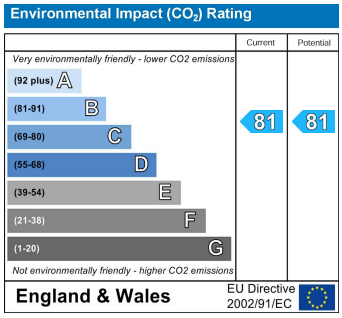
Approx Gross Internal Area
76 sq m / 818 sq ft



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