



## 17 The Moorings, Stafford Street, Stone, ST15 8QZ



**Asking Price £129,950**

A rare find at The Moorings - an apartment with 2 bedrooms! This super first floor apartment retains its original layout and perhaps offers buyers a little more scope than many of the other properties available at the development. The accommodation comprises: Entrance hall with storage, large lounge with French doors opening to the balcony, kitchen, good size double bedroom with built-in wardrobe, single second bedroom and updated shower room. The Moorings is set in beautifully kept gardens with residents lounge overlooking the canal, communal laundry and also a guest room available for visitors wishing to stay over. Conveniently located on the edge of Stone town centre within easy reach of everything the town has to offer. Car parking at the rear of the building for residents and visitors. NO UPWARD CHAIN.





**Communal Entrance Hall**  
With secure video entry system

**Entrance Hall**

Reception hall with storage heater, two large cupboards and separate airing cupboard.

**Lounge**

A good size sitting room which features French doors to the rear of the property opening onto a small balcony. Feature fireplace with electric fire, TV aerial connection and storage heater.

**Kitchen**

Featuring a range of wall & base cabinets with traditional style wooden doors and coordinating work surfaces with inset stainless steel sink unit. Ceramic electric hob with extractor over and built-under electric oven. Part ceramic tiled walls.

**Bedroom 1**

Good size double bedroom with window to the rear, built-in wardrobe and storage heater.

**Bedroom 2**

Single bedroom ideal for guests or storage. Rear facing window. Electric storage heater

**Shower Room**

A stylish upgraded shower room with suite comprising; quadrant shower enclosure with electric shower, pedestal basin & WC. Ceramic wall tiling & electric heater.

**Communal Facilities**

The Moorings has extensive communal facilities for residents with a lovely lounge overlooking the canal, laundry and library. There is extensive parking off Abbey Street, although there are no reserved spaces.

**General Information**

Services Mains water, electricity & drainage. Electric heating system with Economy 7 connection.

**Tenure Leasehold 99 years from 1989**

**Service Charge £360.33 per month (£4335.96 per annum)**

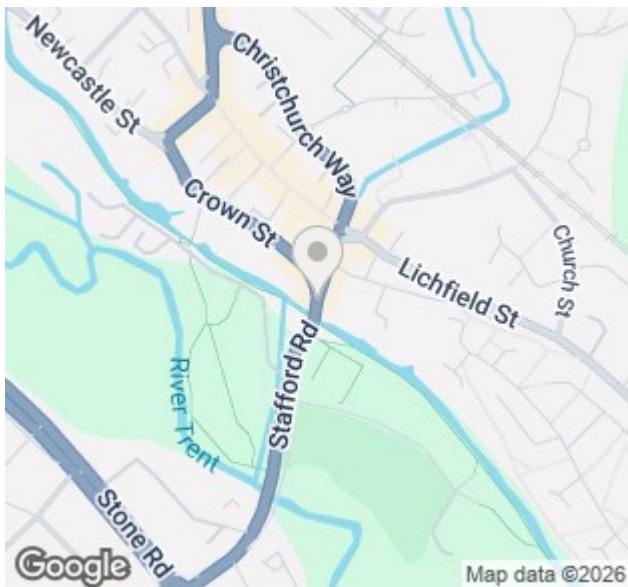
**Ground Rent £438.92 annually**

**Council Tax Band B**

**Viewing by appointment**

**For sale by private treaty, subject to contract.  
Vacant possession on completion.**





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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