



6, Millstone Court, Stone, ST15 8AY



£280,000

A stylish well presented top floor apartment conveniently located within strolling distance of Stone town centre. Offering spacious accommodation comprising; reception hallway with storage, living room, kitchen diner with integrated appliances, three bedrooms, a luxurious en-suite shower room to the main bedroom, and a guest bathroom. Outside there are well kept communal gardens and grounds, reserved parking for two cars, plus additional visitor parking. A superb property in a much sought after location handy for literally everything that Stone has to offer. Early viewing essential - No Upward Chain.



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#### Communal Entrance

A shared entrance area with secure entry video phone system, allocated mail boxes, and utility meter cupboard.

#### Apartment Hallway

A solid, panelled front door with spy hole, opens to the reception hall. With communal entrance door release video telephone, central heating thermostat, radiator, loft access, two storage cupboards, and quality planked scrubbed oak effect vinyl flooring. The loft is partially boarded for storage purposes.

#### Living Room

A spacious reception room offering Upvc double glazed French doors opening to a front aspect Juliet balcony, modern fire surround with granite back, hearth and inset electric coal effect fire, Upvc double glazed window to the side elevation, two radiators, carpet, and TV connection.

#### Kitchen Diner

Fitted with an extensive range of cream finish wall and floor units, under wall unit lighting, granite work surfaces with tiled splash-backs, underset stainless steel 1½ bowl sink with chrome swan neck chrome mixer tap. Upvc double glazed window to the side aspect, recessed ceiling lights, Upvc double glazed French doors opening to a rear aspect Juliet balcony, tiled floor, and radiator. Wall cupboard housing a Worcester Greenstar 30 Erpsi condensing gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching extractor hood and light above, integral electric double oven, fridge, freezer, and dishwasher. Plumbing for a washing machine.

#### Bedroom One

Offering built-in wardrobes and storage to one wall, Upvc double glazed window to the rear elevation, radiator, carpet, TV and telephone connections, doorway to the en-suite shower room.

#### En-suite Shower Room

Fitted with a modern white suite comprising; vanity wash hand basin with storage unit and chrome mixer tap, low level push button WC, oversize walk-in shower with mains fed twin head thermostatic shower system. Recessed ceiling lights, tiled walls and floor, designer radiator, shaver point, extractor fan, and loft access.

#### Bedroom Two

With built-in wardrobes and storage to one wall, Upvc double glazed window to the front elevation, radiator, TV connection, and carpet.

#### Bedroom Three

With Upvc double glazed window to the rear of the apartment, carpet, TV connection, and radiator.

#### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome shower head mixer tap, vanity wash hand basin with storage unit and chrome mixer tap, low level push button WC. Part tiled walls, recessed ceiling lights, tiled floor, towel radiator, and extractor fan.

#### Outside

The apartment has reserved parking spaces for two cars, there is additional visitor parking available.

#### General Information

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

Leasehold - 125 years commencing 2005

Ground Rent - £125.00 pa

Service Charge - £1240.00 pa

Council Tax Band D

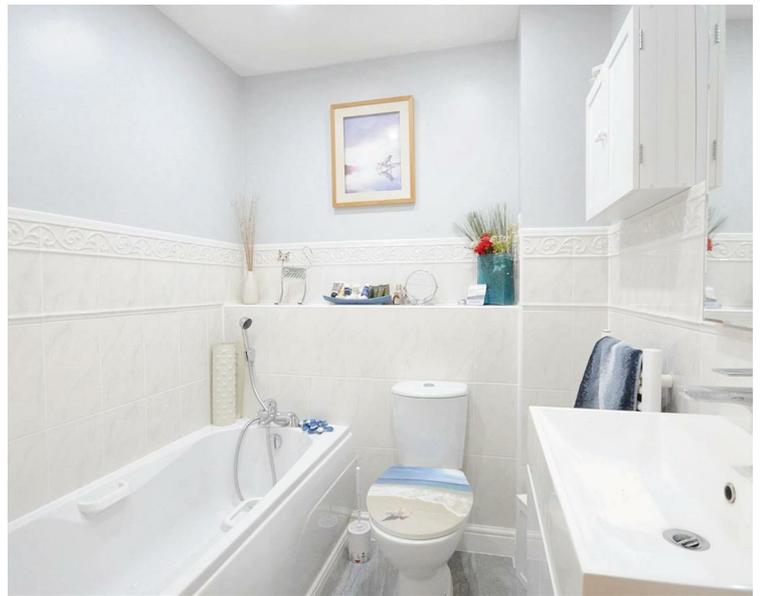
No Upward Chain.

#### Services

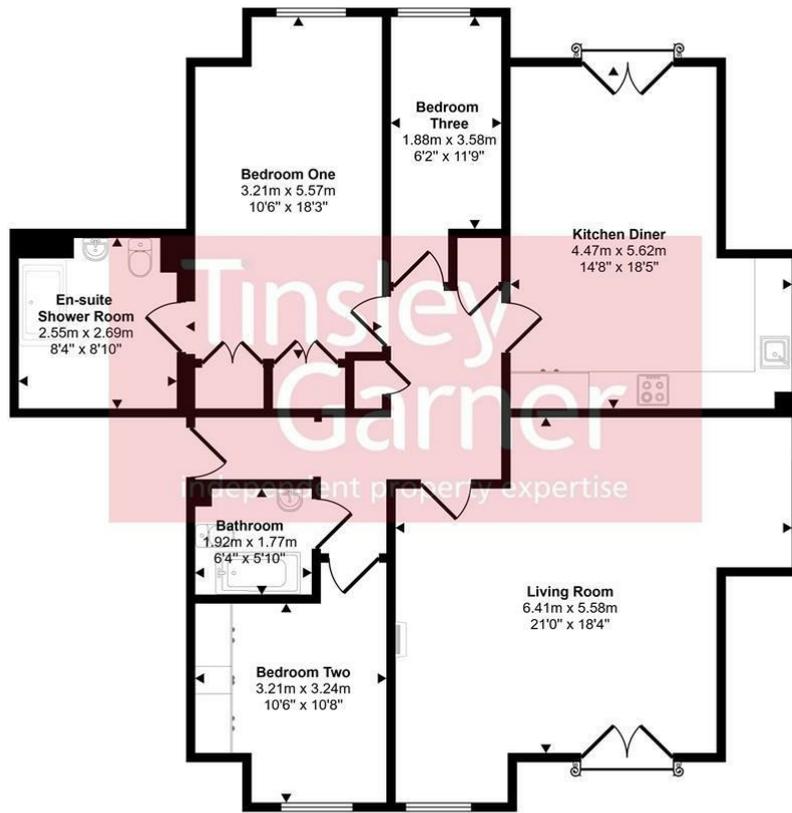
Mains gas, water, electricity and drainage.  
Gas combi central heating.

#### Viewings

Viewing strictly by appointment via the agent

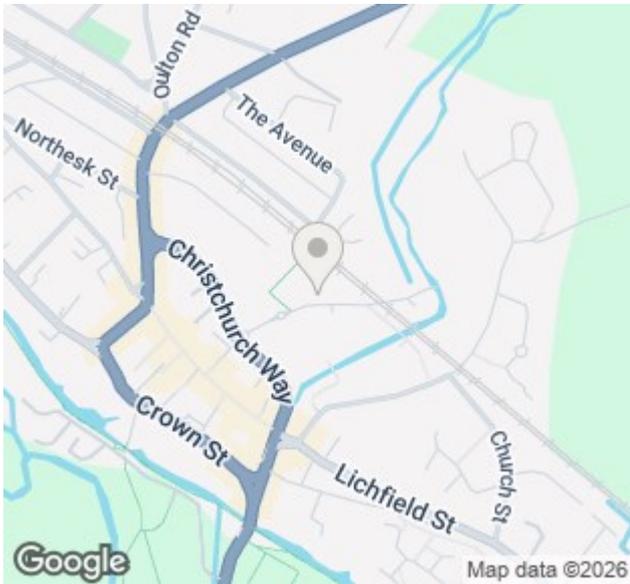


Approx Gross Internal Area  
117 sq m / 1257 sq ft



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			
		81	81
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	81
England & Wales		EU Directive 2002/91/EC	