



36, The Moorings, Stafford Street, Stone, ST15 8QZ



£165,000

A canal facing first floor retirement apartment in The Moorings (for the over 55's). Offering spacious accommodation comprising: entrance hall with storage cupboards, living room diner with French doors opening to a balcony enjoying views across the communal gardens and canal, fitted kitchen with appliances, two good size bedrooms and a shower room. Parking is available for Moorings residents and visitors, there is also a visitors guest room. The Moorings has a comfortable communal lounge with TV, laundry and lovely gardens and patio area, seating overlooking the canal and is conveniently located within strolling distance of Stone town centre.

No Upward Chain - Viewing highly recommended.



01785 811 800

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



Communal Entrance

Offering a large reception area with lifts to all floors and secure entry phone system connected to each apartment.

Apartment Hallway

A panelled solid front door with spy hole opens to the hallway. With exposed ceiling beams, fitted carpet, storage/cloaks cupboard, assistance and communal front door release intercom, electric panel heater, airing cupboard housing the hot water storage system, BT Open Reach connection, doorways to the living room diner, shower room, bedrooms one and two.

Living Room Diner

A spacious reception room offering exposed ceiling beams, uPVC double glazed window to the side elevation overlooking the communal gardens and French doors opening to a wrought iron balustrade canal side balcony. Adams style fireplace with inset coal effect electric fire, two wall lights, carpet, TV connection and archway to the kitchen.

Kitchen

Fitted with a range of gloss white finish wall and floor units, marble effect work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, tiled floor.

Appliances including: electric hob with extractor fan and light above, combi convection oven microwave, under work surface fridge.

Bedroom One

A double bedroom with uPVC canal side double glazed window, built-in wardrobes and storage to one wall, exposed ceiling beams, two wall lights, electric panel heater and carpet.

Bedroom Two

A second good size bedroom with exposed ceiling beam, uPVC double glazed window to the side aspect, built-in wardrobe/storage cupboard, electric panel heater and carpet.

Shower Room

Fitted with a white suite comprising; oversize shower enclosure with Mira Sport electric shower system, vanity wash basin with storage unit and chrome mixer tap, inset low level push button WC. Exposed ceiling beam, fully tiled walls, chrome towel radiator, tiled vinyl flooring and extractor fan.

Communal Facilities

The Moorings has excellent communal facilities with a popular resident lounge which holds regular social activities. The lounge is on the ground floor and has direct access to the well kept communal canal side gardens. In addition there is a library for the use of residents, communal laundry facility and store room. There is car parking for residents and visitors available on site.

General Information

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

Council Tax Band C

Tenure - Leasehold: 99 years from 01/01/1989 - 63 years remaining

Service Charge - £4335.96 per annum (£361.33 per month)

Ground Rent - £438.92 per annum (£219.46 paid every 6 months)

Services

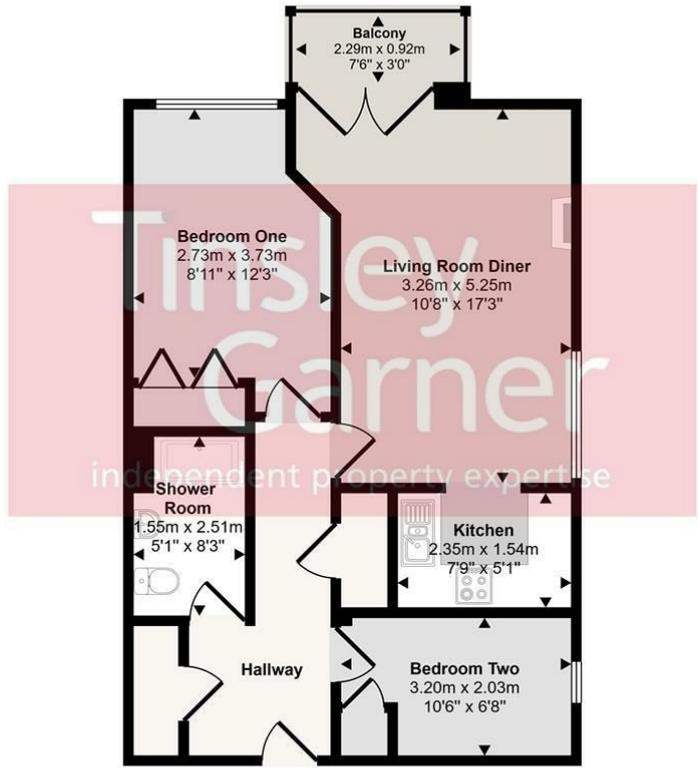
Mains water, electricity and drainage.
Electric heating.

Viewings

Strictly by appointment via the agent

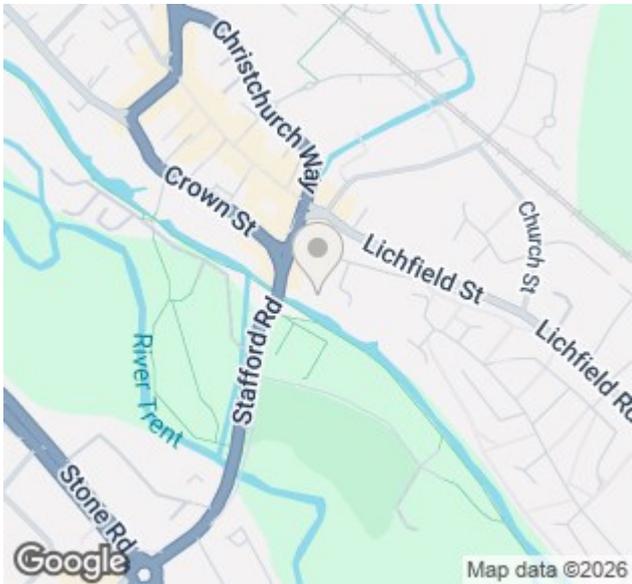


Approx Gross Internal Area
57 sq m / 609 sq ft



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			
		76	83
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		92	92
(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		