Tinsley Garner
independent property expertise



7, Trent Court, Stone, ST15 0GZ

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Asking Price £299,950

A fabulous Grade II listed Georgian conversion set in a prime location on the fringe of Stone town centre and within a five minutes walk of the centres retail offering. This first floor apartment offers character and stylish living, accessed via an impressive communal entrance and offering accommodation including; reception hallway, living room with impressive double height ceilings and exposed brickwork, open plan fitted kitchen, mezzanine study and reading room, two double bedrooms and a family bathroom. The apartment has two allocated parking space with additional visitor spaces available, and has access to a tranquil communal garden area overlooking the river.
A super property in the very best of locations conveniently placed for everything that Stone has to offer.
Early Viewing Essential.







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Communal Entrance
An impressive communal entrance with secure entry phone system. Recently redecorated throughout providing access over two floors to only four apartments.

Reception Hall
A panelled wooden front door opens to the hallway. With oak engineered flooring, storage cupboard, alarm pad, radiator, loft access, doorways to the living room and open plan kitchen, bedroom one, bedroom two and bathroom. The loft has a wooden folding drop down ladder, light and is boarded.

Living Room
Offering glass block and exposed brick feature walls, a vaulted ceiling with exposed beams and Velux skylight window, double glazed sash window to the rear aspect, radiator, TV connection and carpet.

Kitchen
Open plan to the living room. Fitted with a range of white finish wall and floor units, contrasting solid block wooden work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Vaulted ceiling, double glazed sash window to the rear elevation, vinyl flooring, radiator, and stairs leading to the study.

Appliances; stainless steel Nardi range cooker with matching splash-back and extractor hood with light over. Plumbing for both a washing machine and dishwasher, spaces for under work surface fridge and freezer.

Study
Offering a vaulted ceiling with exposed beams and Velux skylight window, brick feature wall, window overlooking the living room and carpet.

Bedroom One
A large main bedroom having extensive built-in wardrobes and bedroom furniture, double glazed sash window to the front of the property, vaulted ceiling with exposed beams, carpet and radiator.

Bedroom Two
A second double bedroom with stairs leading to the reading room, feature glass block wall, part vaulted ceiling, double glazed sash window to the rear aspect, radiator and carpet.

Reading Room
Offering a vaulted ceiling with exposed beams and Velux skylight window, carpet.

Bathroom
Fitted with a white suite comprising; standard bath and panel with chrome taps, WC, pedestal wash hand basin with chrome taps, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, double glazed sash window to the front aspect, storage cupboard, carpet, radiator, loft access and extractor fan. The loft has a wooden folding drop down ladder, light and is boarded.

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

Tenure - Freehold, the residents of Trent Court own the freehold to the building.

Service Charge; Includes: buildings insurance, maintenance and cleaning of windows, internal decoration of public areas and external paintwork and lighting, maintenance and cleaning of the communal areas and gardens

Council Tax Band E

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

Viewings
Strictly by appointment via the agent




TRENT
COURT

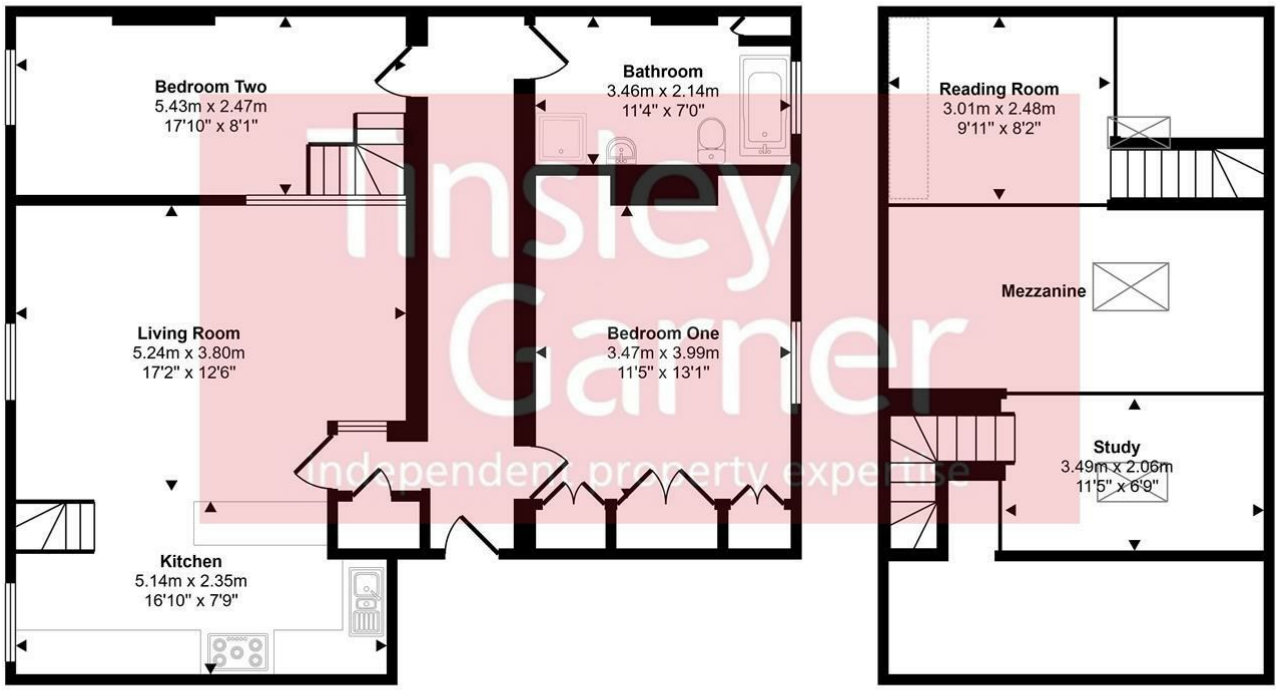








Approx Gross Internal Area
133 sq m / 1432 sq ft

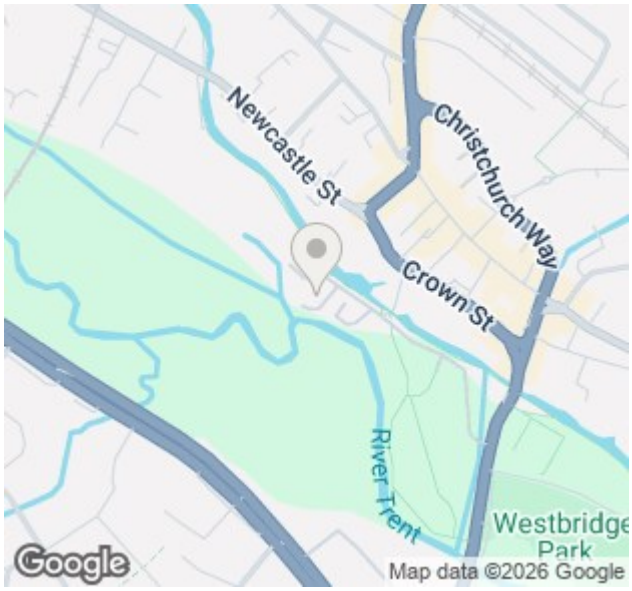


Ground Floor
Approx 86 sq m / 927 sq ft

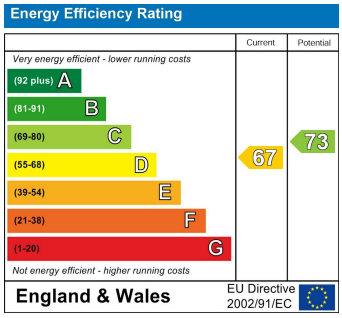
Mezzanine
Approx 47 sq m / 506 sq ft

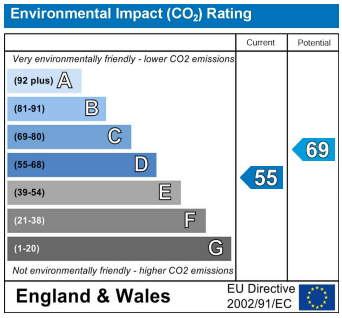
Denotes head height below 1.5m

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.









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