



## 12, Trent Court, Stafford Road, Stone, ST15 0GZ



**£320,000**

A fabulous re-imagination of a Grade II listed Georgian former workhouse converted in 2002, set in a prime location on the fringe of Stone town centre, and within just 5 minutes walk of the front door. This stunning apartment presents a rare opportunity to acquire what is arguably one of the best properties of its type in Stone. The property offers a wealth of period features with spacious accommodation including; reception hallway, living room with vestibule opening to a rooftop balcony, mezzanine study, kitchen diner, two bedrooms, with en-suite shower room to the main bedroom, family bathroom, and converted attic storage area. The apartment enjoys far reaching open aspect views, has two allocated parking spaces with additional visitor spaces available, and has access to a tranquil setting communal garden area. A super property in the very best of locations conveniently placed for everything that Stone has to offer.

Early Viewing Essential - No Upward Chain





#### Communal Entrance

A communal entrance which serves only two apartments, with stairwell and secure entry phone system.

#### Reception Hall

A panelled wooden front door opens to the hallway. With original exposed floorboards, recessed ceiling lights, two storage cupboards, alarm pad, radiator, window to the side elevation, and doorways to the living room, kitchen diner, bedroom one, family bathroom, and stairwell leading to bedroom two.

#### Living Room

A stunning, spacious reception room offering a vaulted ceiling, exposed beams and floorboards, five windows, two radiators, stairs to the study, and side vestibule with window and external door opening to the rooftop terrace.

#### Study

With glass balustrade overlooking the living room, exposed ceiling beams, Velux skylight window, carpet, and doorway to bedroom two.

#### Kitchen Diner

The kitchen is fitted with an extensive range of white finish wall and floor units, contrasting work surfaces with tiled splash-backs and inset ceramic sink and drainer with swan neck mixer tap. Recessed ceiling lights, two windows, quarry tiled floor, radiator, and part vaulted exposed beam ceiling and Velux skylight window. Wall mounted Worcester Greenstar 28cdi compact condensing gas combi central heating boiler.

Appliances include; Rangemaster Professional range cooker with matching extractor hood and light above unit. With plumbing for a washing machine and dishwasher, spaces for a tumble dryer and an upright fridge freezer.

#### Bedroom One

A bright and airy master bedroom which has three windows, exposed ceiling beams and floorboards, fitted wardrobes and storage, radiator, and doorway to the en-suite shower room, leading to balcony.

#### En-suite Shower Room

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled 1200mm shower enclosure with mains thermostatic shower system. Recessed ceiling lights, window, storage cupboard, radiator, extractor fan, fully tiled walls and floor.

#### Bedroom Two

A cosy bedroom which has access via its own private staircase from the hallway. With exposed ceiling beams, three storage cupboards, Velux skylight window, radiator, carpet, and doorway to the study.

#### Family Bathroom

Fitted with a white suite comprising; standard bath, panel and fully enclosed shower screen, with chrome shower head mixer tap. Low level push button WC, pedestal wash hand basin with chrome mixer tap. Fully tiled walls and floor, towel radiator, attic access, and extractor fan.

#### Attic

A fully converted attic space offering plenty of storage space. With drop down ladder, Velux skylight window, power and lighting.

#### 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; £2870 per annum.

#### Council Tax Band E

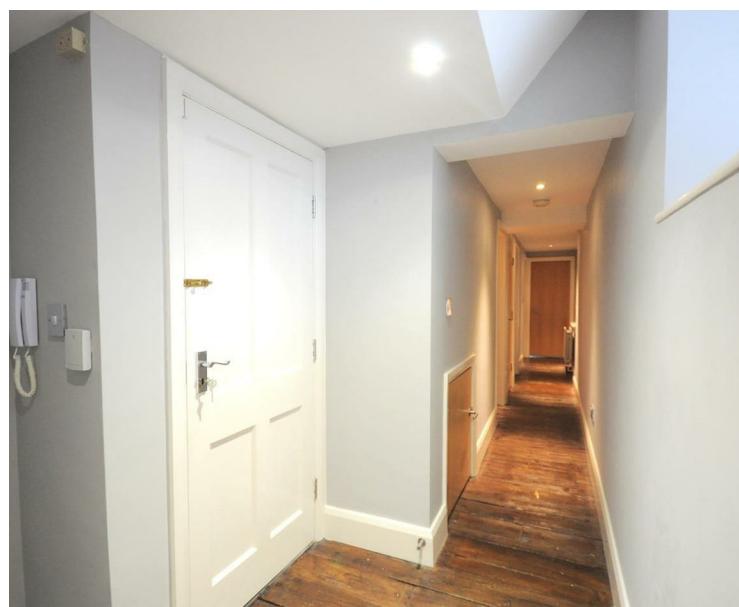
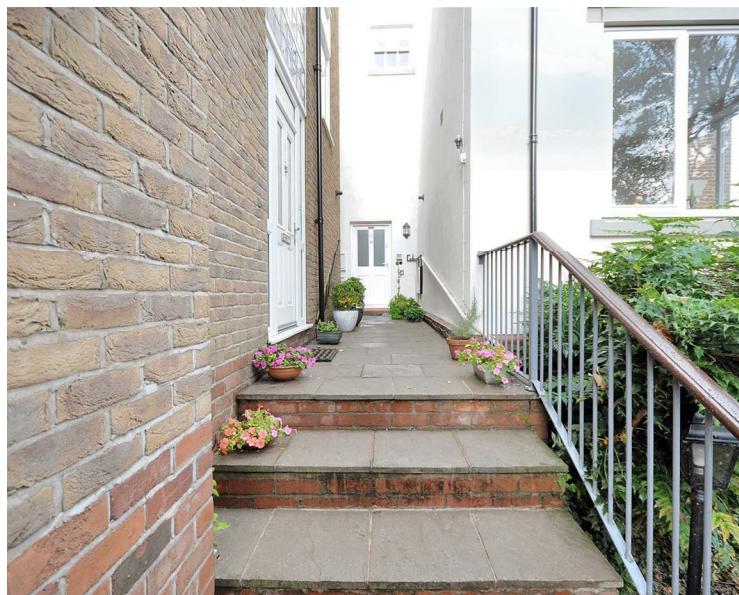
#### Services

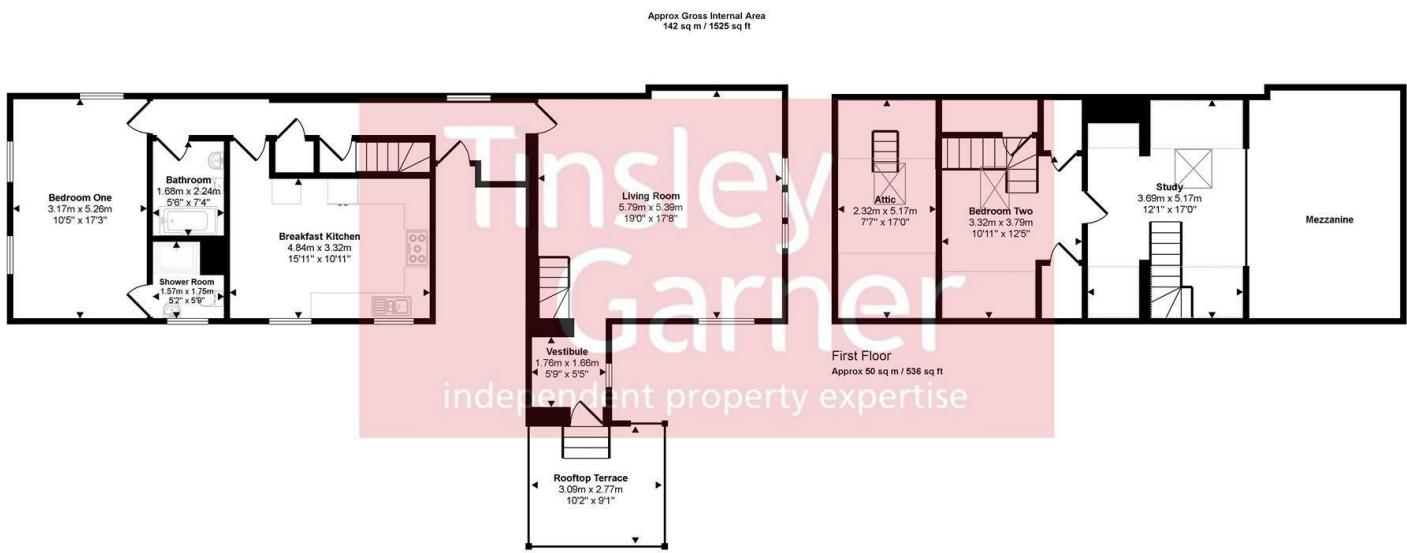
Mains gas, water, electricity and drainage.

Gas combi central heating.

#### Viewings

Strictly by appointment via the agent





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.

