



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



**£155,000**

An immaculately presented, second floor canal facing retirement apartment in The Moorings (for the over 55's). Upgraded to a high specification by the present owner with accommodation comprising; entrance hall, living room diner with French doors opening to a canal-side balcony overlooking the communal gardens and beyond, new fitted kitchen with integral appliances, double bedroom and a modern shower room. Parking is available for Moorings residents and visitors, there is also a visitors guest room. The Moorings offers a comfortable communal lounge with TV, laundry and outside patio area with seating overlooking the canal. All of this 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 secure entry phone system connected to each apartment and lifts to all floors.

#### Apartment Hallway

A panelled solid front door with spy-hole opens to the hallway with fitted carpet, intercom, airing cupboard housing the hot water cylinder and with space for and installed washer dryer. Doorways to the living room diner, bedroom and shower room.

#### Living Room Diner

A bespoke glazed door opens to this spacious reception room, open plan to the kitchen and offering Upvc double glazed French windows opening to a wrought iron balustrade canal side balcony. With Adams style fire surround, marble effect back, hearth and inset remote thermostatically controlled electric coal effect fire, carpet and TV connection.

#### Kitchen

A new kitchen fitted with a range of grey finish wall and floor units, soft close drawers, fitted base unit slide in/out storage racks, contrasting quartz work surfaces with matching upstands, under set stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap, vinyl flooring.

Appliances including: electric ceramic hob with quartz splash-back and extractor fan with lighting above, integral electric oven, microwave, and frost free full height fridge freezer.

#### Bedroom

A double bedroom with canal side view Upvc double glazed window, built-in wardrobes and storage to one wall with internal full length mirror, electric panel heater, carpet and TV connection.

#### Shower Room

A stylish shower room fitted with a white suite comprising; over size walk-in shower enclosure with an Aqualisa electric shower system, vanity wash basin with chrome mixer tap, inset high rise push button WC. Part tiled and part Showerwall clad walls, mirror door wall cabinet with touch sensitive lighting, vinyl flooring, chrome towel radiator 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 washing facility and store room. There is car parking for residents & visitors available on site.

#### General Information

For sale by private treaty, subject to contract

Vacant possession on Completion.

Council Tax Band B

Tenure:

Leasehold - 99 years from 01/01/1989 - 65 years remaining

Service Charge:

£245.46 per month (From 01/01/2023)

Ground Rent:

£ 438.92 per annum (£219.46 paid every 6 months)

Services

Mains water, electricity and drainage.

Electric heating.

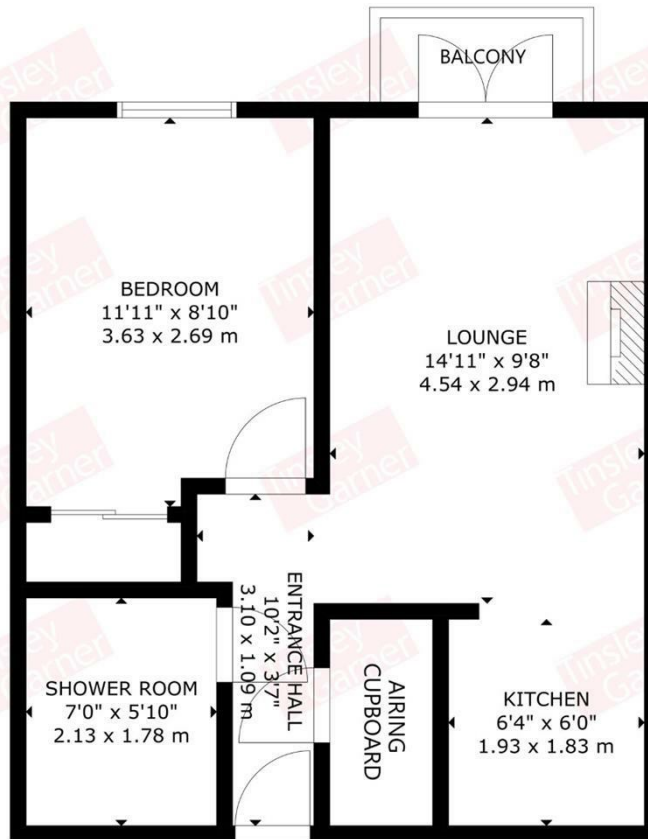
Viewings

Strictly by appointment via the agent





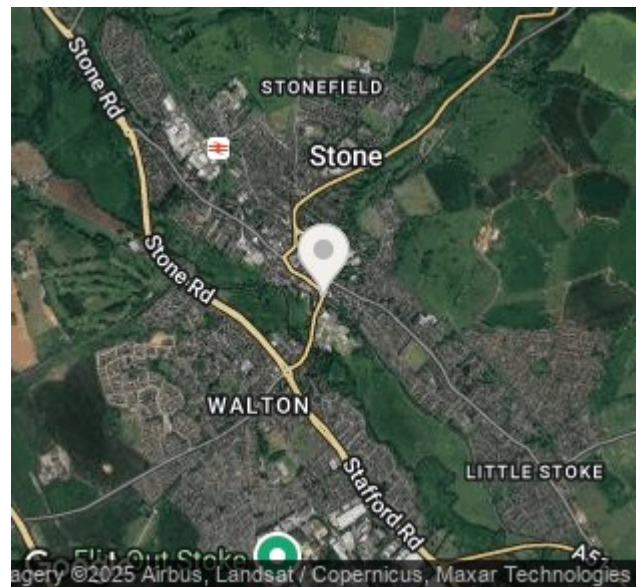
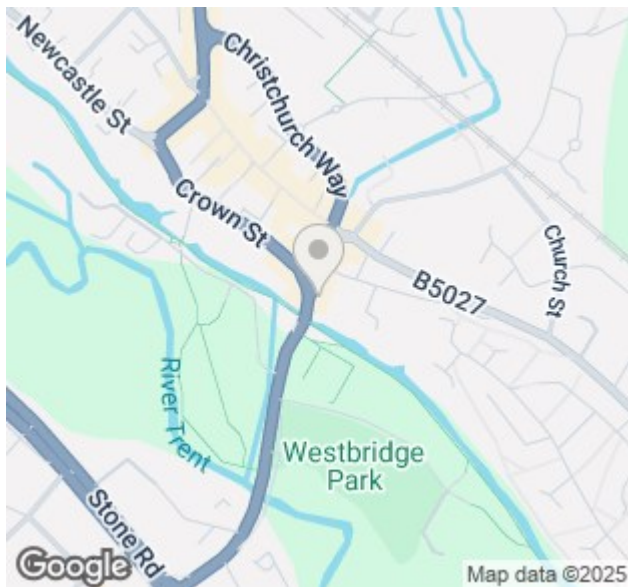




**Tinsley Garner**  
Independent property expertise

GROSS INTERNAL AREA  
TOTAL: 38 m<sup>2</sup>/412 sq ft  
FIRST FLOOR: 38 m<sup>2</sup>/412 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**360**  
PICTURE UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	76
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	21	55
England & Wales		
	EU Directive 2002/91/EC	