



4, Joules Court, Crown Street, Stone, ST15 8EF



£240,000

Location, location, location...An opportunity to purchase arguably one of the most desirable canal facing ground floor luxury retirement apartments on the edge of Stone town centre. Offering well presented accommodation comprising: entrance hallway with two good size storage cupboards, spacious lounge diner with external doorway to a private patio area on the canal side, large fully fitted kitchen with integrated appliances, two bedrooms enjoying canal views, modern bathroom with both a standard bath separate shower enclosure. Built by McCarthy & Stone in 2008, Joules Court is a luxurious retirement complex offering a host of facilities for residents including: security entrance system, large communal lounge with kitchen, emergency alarm system, lift to all floors, laundry, lovely communal gardens and secure parking for mobility scooters.

Available immediately - No Upward Chain



01785 811 800

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



Entrance Hall

A solid panelled front door with spy hole opens to the spacious reception hall. Offering a linen cupboard housing the hot water storage system, a second storage cupboard, ceiling coving, warden alarm panel and pull cord, electric storage heater, smoke alarm and carpet.

Lounge Diner

A very good size reception room with Upvc double window and door opening to a private patio area on the canal side, a further Upvc double glazed window to the side aspect and stone effect fire surround back and hearth with an inset electric fire. Ceiling coving, TV / satellite connection, telephone point, electric storage heater and obscure glazed double doors opening to the kitchen.

Kitchen

A fully fitted kitchen with an extensive range of wood effect wall and floor units, marble effect contrasting work surfaces, inset stainless steel sink and drainer with chrome mixer tap, tiled splash-backs, ceiling coving, two Upvc double glazed windows to the side aspect and vinyl flooring. Fitted appliances comprise: ceramic electric hob with extractor fan and light above, integral fridge and freezer, integral eye-level microwave and electric oven.

Bedroom One

A generous size bedroom with Upvc double glazed window overlooking the canal, ceiling coving, built-in wardrobes to one wall with folding mirrored doors, telephone and TV connections, electric storage heater.

Bedroom Two

Upvc double glazed window with canal views, ceiling coving and electric storage heater.

Bathroom

A modern bathroom fitted with a white suite comprising: shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps set within a storage unit, inset low level push button WC, standard bath and panel with chrome taps. Ceiling coving, fully tiled walls, wall mounted electric fan heater, heated towel rail, shaver point strip light, extractor fan, emergency pull cord and vinyl flooring.

Outside

With access from the lounge diner to a small patio area with wrought iron railings and steps leading down to a further secure gateway opening on to the canal towpath.

Communal Facilities

Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the retirement home market.

The residence has extensive communal amenities for residents including a luxurious residents lounge with kitchen facility, lift to

all floors, laundry & secure parking for mobility scooters.

The house manager is on site 9am to 3pm daily and outside these times Careline monitor the emergency alarm system.

There is limited parking on site for residents only with spaces available on a first come first served basis.

There is also a guest bedroom with en-suite bathroom that can be rented at a small cost per night to accommodate visitors.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Services

Mains water, electricity and sewerage

Tenure

Leasehold, 125 years from 2008.

Service Charge

£3783.56 per annum

(Payable in 6 monthly instalments in advance of £1891.78)

Ground Rent

£495 per annum

(Payable in 6 monthly instalments in advance of £247.50)

Council Tax

Stafford Borough Council - Band D

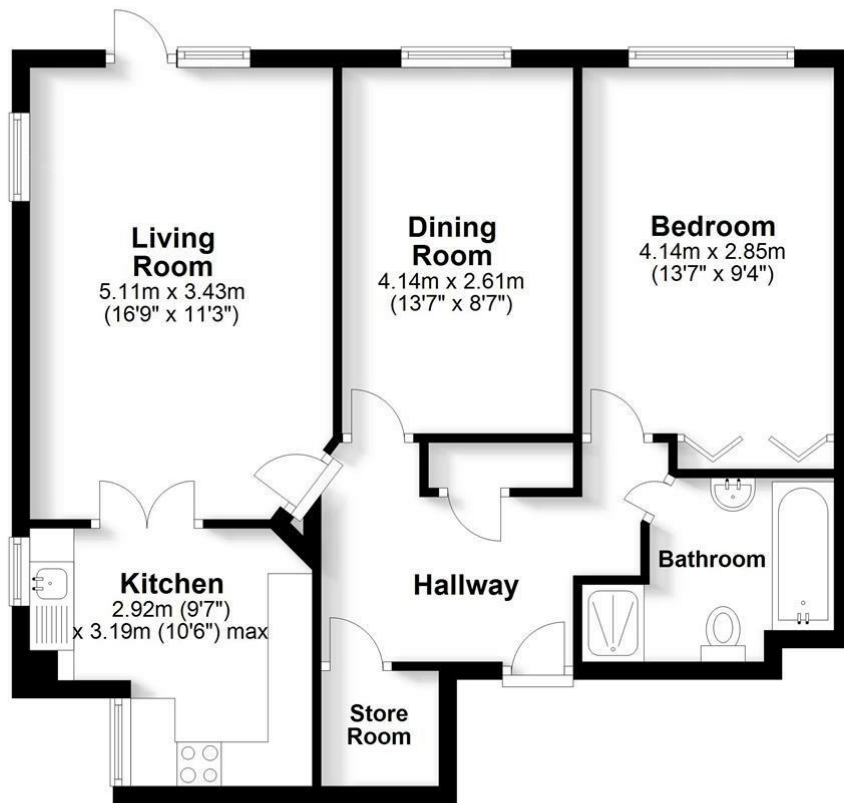
Viewings

Strictly by appointment via the agent



Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



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			
England & Wales		76	79
		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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	55
		EU Directive 2002/91/EC	