

**Tinsley
Garner**
independent property expertise



4 Church View, Church Street, Stone, ST15 8EZ



Asking Price £190,000

A smart and stylish modern duplex apartment built in 2015 situated in a great position within strolling distance of Stone town centre. Offering stylish accommodation arranged over the ground and first floors comprising: entrance hall, open plan living space with French doors opening to a small balcony which is just perfect for sitting out enjoying the sunshine, modern kitchen with fitted appliances, complemented on the first floor by two double bedrooms and bathroom. Upvc double glazed doors and windows, gas fired combi boiler, allocated single off road parking space plus additional on- street parking. A super pied a terre within easy reach of the High Street and all the delights that the town has to offer. Viewing Recommended - NO UPWARD CHAIN



01785 811 800

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



Hallway

Reception area with part glazed front door and turned staircase to the first floor landing. Radiator.

Cloakroom

With WC and hand basin. Radiator.

Lounge / Dining Room

Good size open plan living space with rear facing window and French doors opening onto a small balcony. TV aerial connection. Radiator.

Kitchen

The kitchen features an extensive range of wall & base cupboards with modern high gloss cabinet doors with coordinating work surfaces and inset sink with mixer tap. Fitted appliances comprise; stainless steel gas hob with matching extractor and built-under electric oven, plumbing for washing machine and dish washer, space for a fridge / freezer. Wall mounted gas fired combi boiler. Tile effect vinyl floor. Radiator.

Landing

Turned staircase to the first floor landing. Access hatch to loft space.

Bedroom 1

Double bedroom with two windows to the front of the apartment overlooking St Michaels Church. Radiator.

Bedroom 2

Double bedroom with two windows to the rear of the apartment. Radiator.

Bathroom

Fitted with a white suite comprising; bath with glass screen and shower over, vanity basin & enclosed cistern WC. Part ceramic tile walls and tile effect vinyl flooring. Chrome heated towel radiator.

Outside

Reserved parking at the front of the building for one car. Small detached garden (down the steps at the right hand side of the building), which is fenced and has space for a garden shed.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating

Tenure; Leasehold 999 years from 2015. Service charge £30 per month. Ground Rent £0.

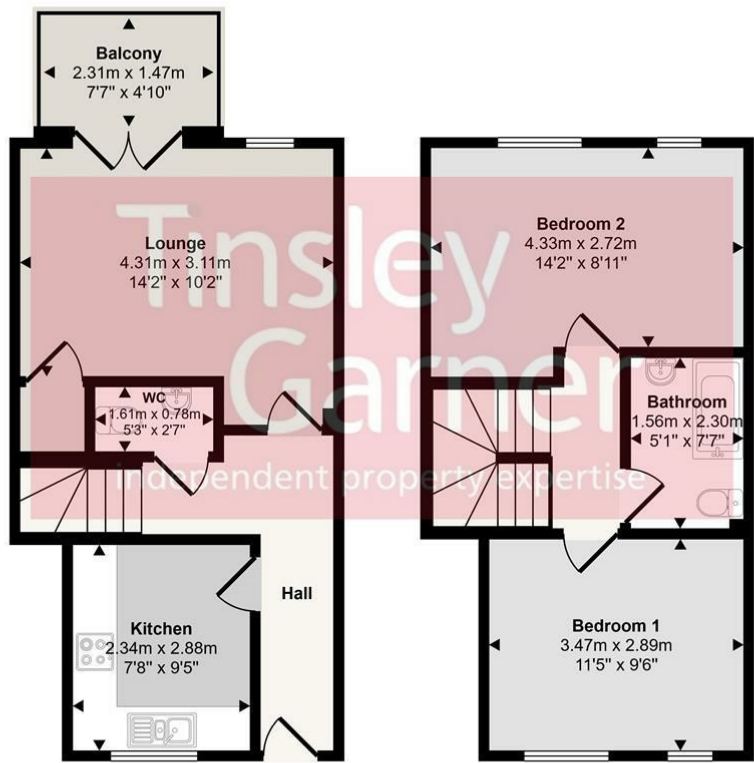
The management company is run by the residents of the development, each of whom have a one sixth share of the company.

Viewing by appointment

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



Approx Gross Internal Area
66 sq m / 711 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft

First Floor
Approx 33 sq m / 354 sq ft

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	
78	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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
69	81
England & Wales	
EU Directive 2002/91/EC	