Tinsley Garner
independent property expertise

23, Joules Court, Stone, ST15 8EF

1 1 1

Offers Invited £130,000

OFFERS INVITED - NO UPWARD CHAIN

A purpose built immaculately presented 'over 55' retirement apartment situated in a highly desirable location on the edge of Stone town centre adjacent to the canal. This second floor apartment enjoys views towards the town centre and offers accommodation comprising: reception hallway with storage cupboard, spacious lounge diner with plenty of room to entertain family and friends, fully fitted kitchen with integrated appliances, double bedroom with built-in wardrobe and a modern shower room. 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 , subject to availability, secure parking for mobility scooters.

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 storage cupboard housing the hot water storage system, ceiling coving, intercom panel, smoke alarm and carpet.

Living Room Diner
A spacious, light and airy reception room with two Upvc double glazed windows to the front and side elevations enjoying views towards Stone town centre and its daily activity as it passes by. With modern fire surround and inset electric fire, ceiling coving, TV satellite connection, telephone point, wall mounted electric panel heater, carpet and glazed double doors opening to the kitchen.

Kitchen
Fitted with a range of wood effect wall and floor units, under wall unit lighting, contrasting marble effect work surfaces, inset stainless steel sink and drainer with chrome mixer tap, tiled splash-backs, ceiling coving, Upvc double glazed window to the front aspect, wall mounted electric fan heater and vinyl flooring.

Appliances comprising: ceramic electric hob with extractor hood and light over, built in fridge and freezer, integral microwave and electric oven.

Double Bedroom
A generous size bedroom with Upvc double glazed window to the front aspect overlooking the communal garden, ceiling coving, built-in wardrobes to one wall with bi-fold mirrored doors, telephone and TV connections, wall mounted electric panel heater and carpet.

Shower Room
A modern shower room with a white suite comprising; 1200mm shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps and a low level push button WC. Ceiling coving, fully tiled walls, wall mounted electric fan heater, towel radiator, shaver point strip light and extractor fan.

Communal Facilities
Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the 'over 55' retirement home sector.

.
The residence has extensive communal amenities for residents including a luxurious residents lounge with kitchen facility, guest suite, lift to all floors, laundry, communal gardens and secure parking for mobility scooters.

..
The Development Manager is on site 8.30am until 4.30pm daily and outside these times an emergency alarm system is monitored.

General Information
Leasehold, 125 years from 01 September 2007
Council Tax Band C
Service Charge £2459.46 per annum - Paid half yearly (24 hour emergency contact cover included)
Ground Rent £425.00 per annum - Paid half yearly

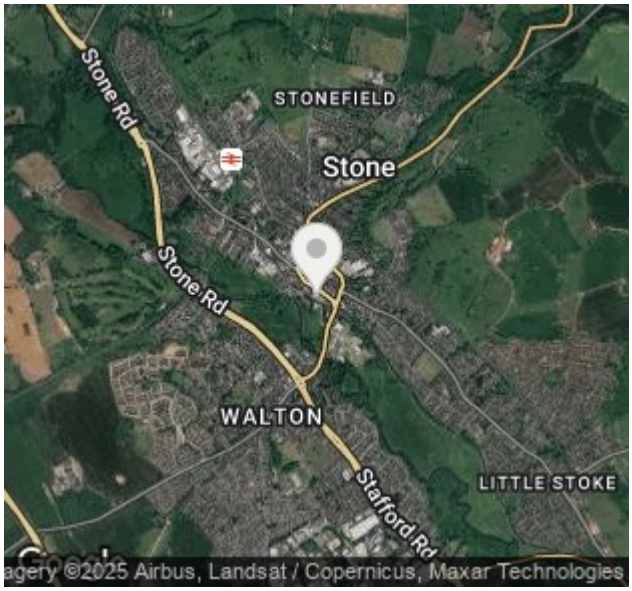
Services
Mains water, electricity & drainage.
Electric central heating.

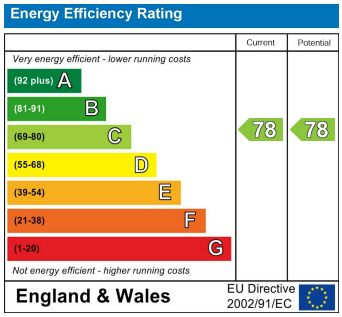
Viewings
Strictly by appointment via the agent

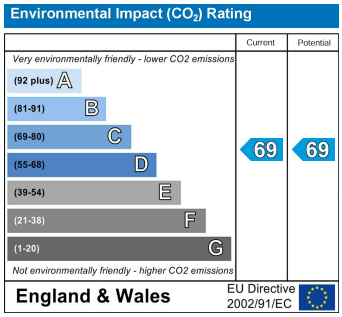
Approx Gross Internal Area
53 sq m / 574 sq ft

Floorplan

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.







enquiries@tgprop.co.uk 01785 811 800