



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



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£185,000

Location, location, location...An opportunity to purchase a canal facing ground floor retirement apartment on the edge of Stone town centre. Offering well presented accommodation comprising: entrance hall, spacious lounge diner with external doorway to a patio area and the canal side communal gardens, fitted kitchen with integrated appliances, good size double bedroom with canal view, and modern bathroom. 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



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#### Entrance Hall

A solid 6 panel front door with spy hole opens to the reception hall. Offering a walk-in storage cupboard housing the hot water storage system, ceiling coving, warden alarm panel, oak finish planked vinyl flooring, smoke and fire alarms.

#### Living Room Diner

A spacious reception room with uPVC double glazed window and door opening to a patio area and the canal side communal gardens. Modern fire surround with inset electric coal effect fire, ceiling coving, TV / satellite connection, wall mounted electric panel heater, carpet and obscure glazed double doors opening to the kitchen.

#### Kitchen

A fully fitted kitchen with a range of wood effect wall and floor units, under wall unit lighting, granite work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Ceiling coving, uPVC double glazed window overlooking the canal, wall mounted electric fan heater and oak finish planked vinyl flooring.

Appliances including: ceramic electric hob with extractor fan and light above, integral fridge and freezer, integral eye-level microwave and electric oven.

#### Bedroom

A generous size bedroom offering a canal view uPVC double glazed window, ceiling coving, built-in wardrobes to one wall with bi-fold mirrored doors, TV connection, wall mounted electric panel heater and carpet.

#### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome taps and mains fed thermostatic shower system above, vanity wash hand basin with storage unit and chrome taps, low level push button WC. 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 and the communal gardens.

#### 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. 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 ensuite 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.  
No upward chain.

#### Services

Mains water, electricity and drainage.

#### Tenure

Leasehold, 125 years from 2008.

#### Service Charge

£3,111.44 per annum - Paid half yearly (24 hour emergency contact cover included)

#### Ground Rent

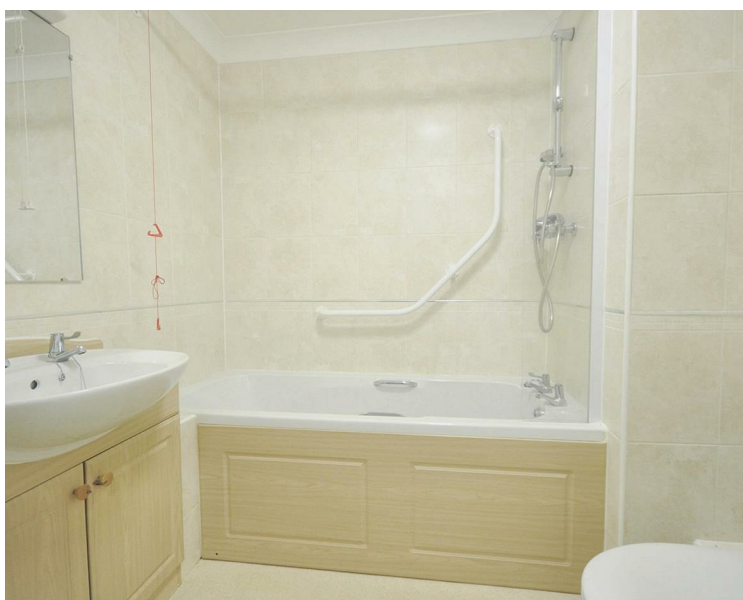
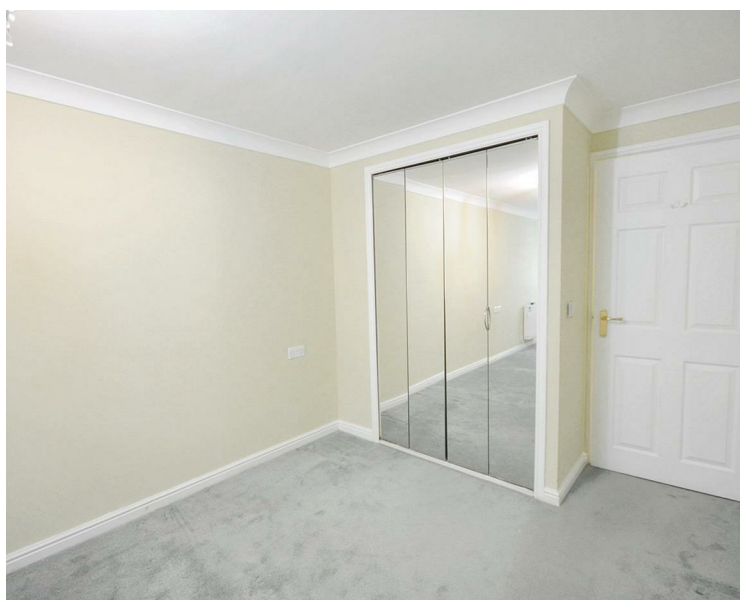
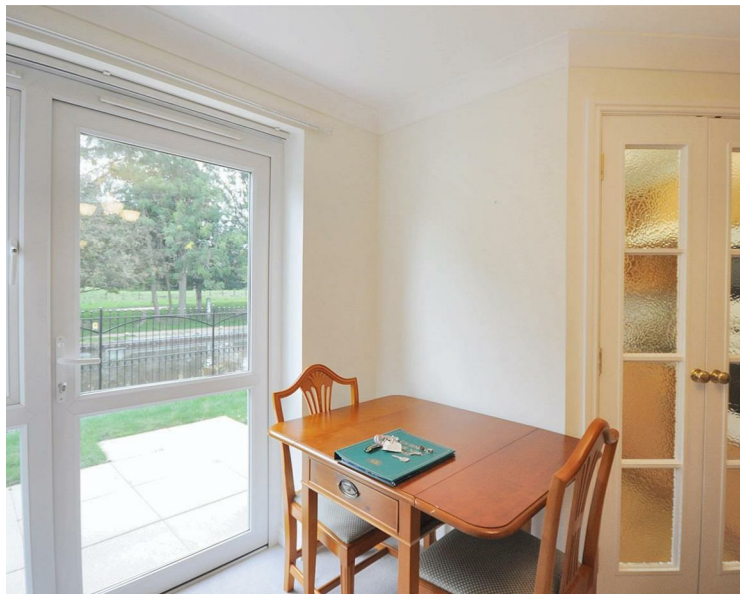
£425.00 per annum - Paid half yearly

#### Council Tax

Council Tax Band C

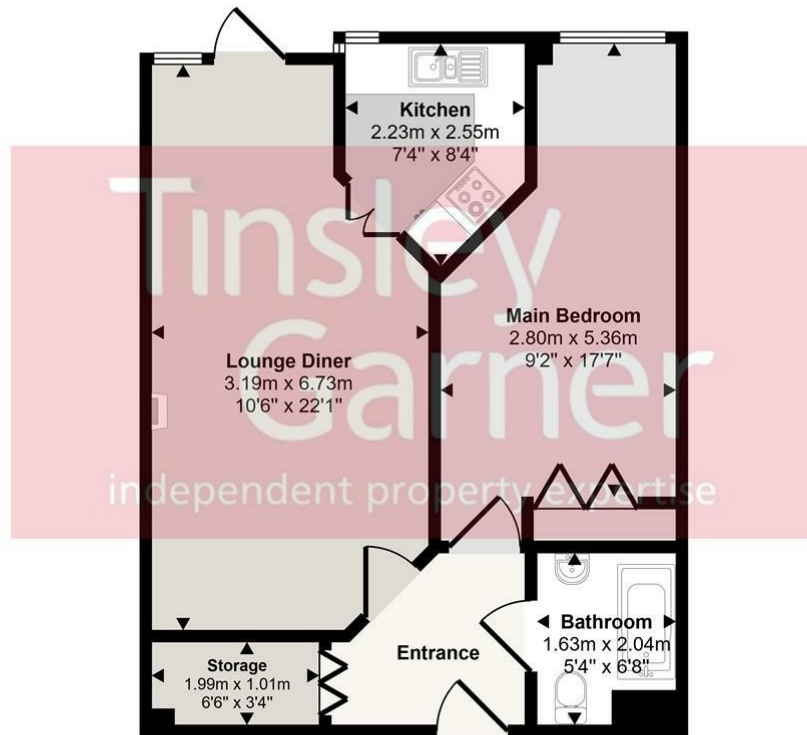
#### Viewings

Strictly by appointment via the agent



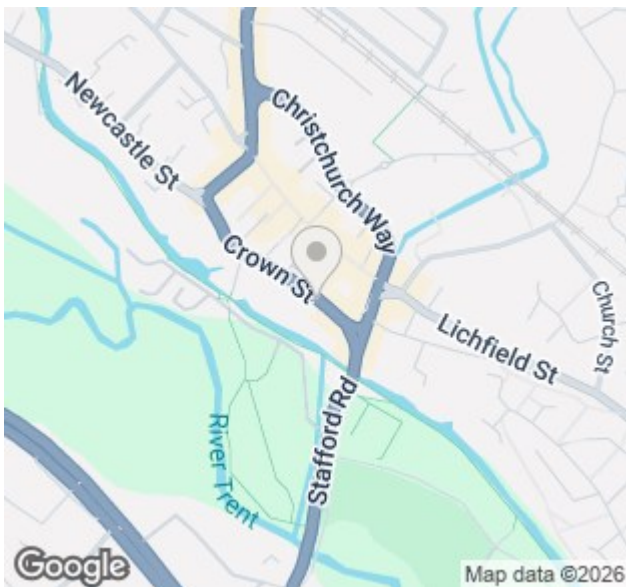


Approx Gross Internal Area  
50 sq m / 535 sq ft



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.



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	85
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
92	92
England & Wales	
EU Directive 2002/91/EC	