

**Tinsley  
Garner**  
independent property expertise



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



£140,000

A well presented canal facing duplex retirement apartment in The Moorings (for the over 55's).

Offering spacious accommodation comprising; living room diner with canal-side and communal garden view, one double and one single bedroom, modern kitchen and shower room. Parking is available for Moorings residents and visitors, there is also a visitors overnight guest room.

The Moorings offers a comfortable communal lounge with TV, laundry and outside patio area with seating overlooking the canal. No Upward Chain - Viewing highly recommended



01785 811 800

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



#### Hallway

A Upvc part obscure double glazed front door opens to the reception hallway. With ceiling coving, coat hooks, fitted doormat and carpet, Fischer electric radiator, chair lift and stairs to the first floor.

#### Stairs & Landing

With handrail, ceiling coving and light tunnel, carpet throughout, two storage cupboards, Fischer electric radiator, loft access, pull cord and support intercom.

#### Living Room Diner

A spacious reception room offering a front aspect Upvc double glazed window with view of the communal garden and canal beyond, an Adams style fire surround, ceiling coving, two wall lights, radiator, TV connection, carpet and emergency pull cord. Archway to the kitchen.

#### Kitchen

A modern kitchen fitted with a range of oak door fronted wall and floor units, black marble effect work surfaces, stainless steel inset sink and drainer with chrome mixer tap and tiled splash-backs. Rear aspect Upvc double glazed window and planked wood effect vinyl flooring.

With electric ceramic hob, integral electric oven, plumbing for a washing machine or dishwasher, space for an upright fridge freezer.

#### Bedroom One

A good size bedroom offering built-in wardrobes, Upvc double glazed window to the front aspect with view of the communal garden and canal, two wall lights, radiator, emergency pull cord and carpet.

#### Bedroom Two

With fitted wardrobe, Upvc double glazed window to the front elevation, carpet and radiator.

#### Shower Room

Fitted with a white suite comprising; over size walk-in shower enclosure with Aquatronic electric shower system, pedestal wash basin with chrome mixer tap, high rise push button WC. Ceiling light tunnel, part tiled walls, chrome towel radiator, extractor fan, strip-light shaver point and planked wood effect vinyl flooring.

#### 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 C

#### Services

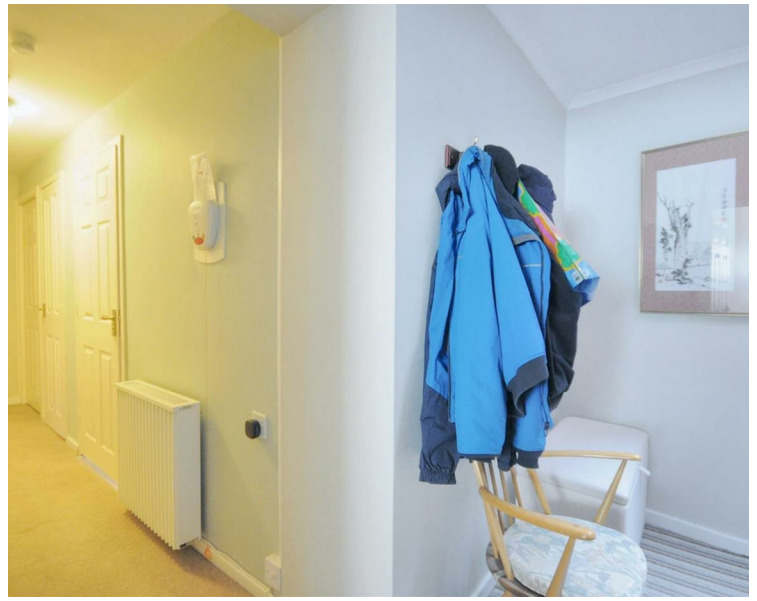
Mains water, electricity and drainage.

The property is fitted with predominantly Fischer new electric radiators, they can be used as per a normal central heating system, or zoned so to only heat the rooms that need it. The radiators can be individually controlled allowing you to set specific temperatures throughout the different rooms.

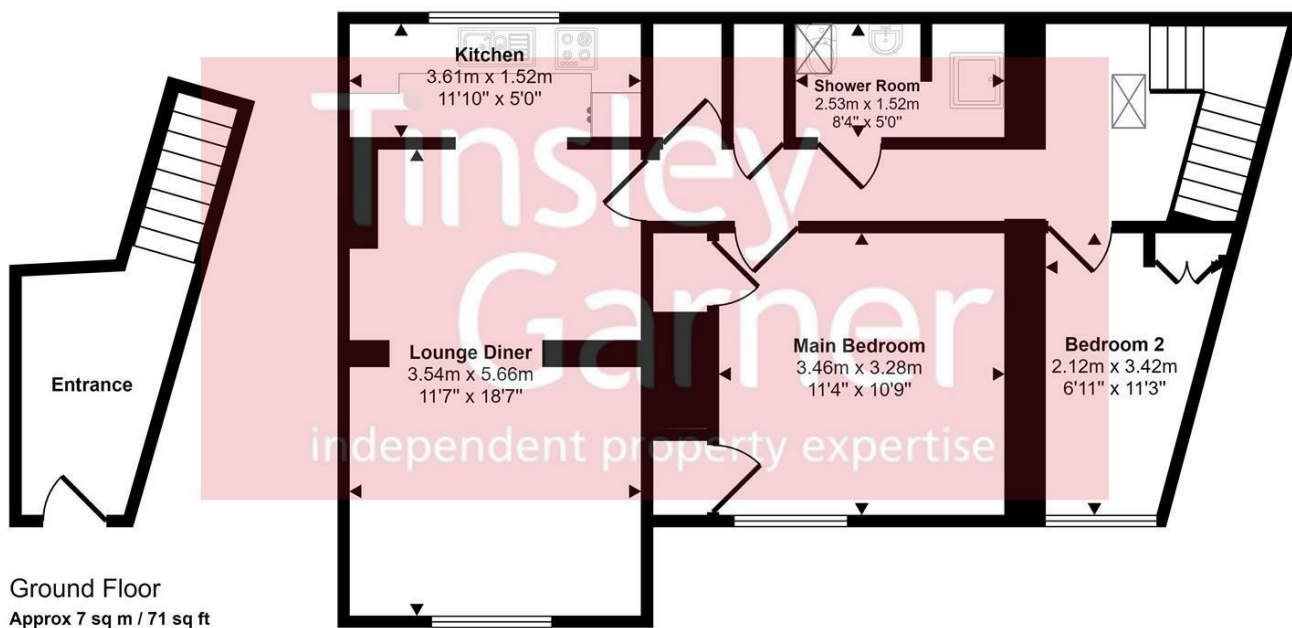
Hot water is provided by an instantaneous water heater, the radiators and water heater have a 10 years manufacturer warranty.

#### Viewings

Strictly by appointment via the agent



Approx Gross Internal Area  
75 sq m / 806 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	78
(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	
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	55
(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	
England & Wales	
EU Directive 2002/91/EC	