Tinsley Garner
independent property expertise



9, Derrington Place Oulton Road, Stone, ST15 8DY

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Asking Price £165,000

A luxurious first / second floor duplex apartment in a modern development just strolling distance from Stone town centre. This well maintained property offers spacious accommodation with first floor landing, good size living room with Juliet balcony, stylish modern fitted kitchen with integrated appliances, double bedroom and adjacent bathroom. On the second floor there is a large double bedroom with skylights, eaves storage and extensive built-in wardrobes, together with an en-suite shower room. Gas central heating and upvc double glazed throughout, courtyard parking. A lovely well maintained property in a great location just moments from town & 5 minutes walk to the railway station. NO UPWARD CHAIN







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Ground Floor Entrance
With upvc glazed front door.

First Floor Landing
With stairs to the second floor.

Lounge
A good size sitting room which features inward opening French windows to the rear with Juliet balcony overlooking a landscaped courtyard garden. TV aerial connection. Radiator.

Kitchen
The kitchen features an extensive range of wall & base cupboards with light wood effect cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise: ceramic electric hob with extractor over, built under electric oven and fridge integrated fridge and freezer. Ceramic tiled floor and two front facing windows overlooking the courtyard. Radiator.

Bedroom 2
With window to the rear of the rear of the property. Radiator.

Guest Bathroom
Featuring a white suite comprising: bath. pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Radiator.

Second Floor Main Bedroom
A spacious double bedroom with roof light windows to the rear, eaves storage and access to loft space. Radiator.

En-Suite
A compact & bijou en-suite shower room featuring shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled walls and tiled floor. Heated towel radiator.

Outside
Parking in the courtyard at the front of the property, accessed through an archway off Oulton Road. Communal garden area to the rear of the block of apartments.

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

Council Tax Band B

Tenure; Leasehold 999 years from May 2007

Ground Rent; £400 per annum Service Charge £700 per annum

Viewing by appointment

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

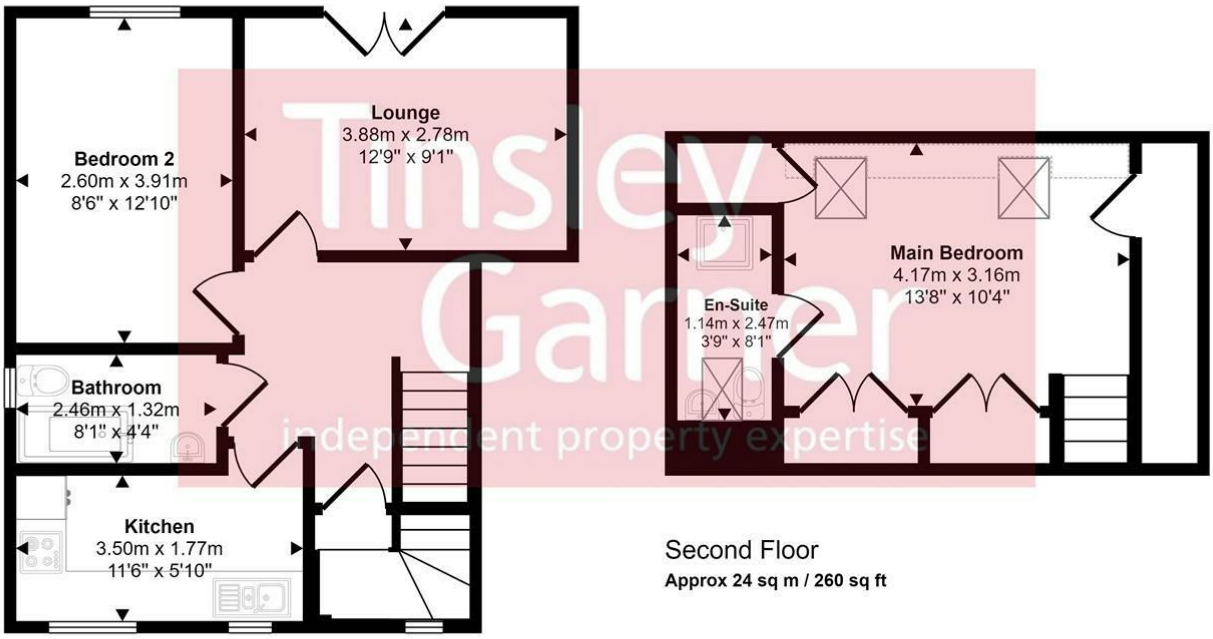








Approx Gross Internal Area
67 sq m / 724 sq ft



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First Floor
Approx 43 sq m / 464 sq ft

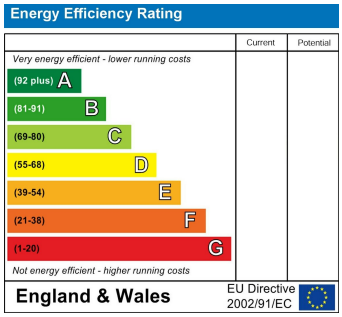
Second Floor
Approx 24 sq m / 260 sq ft

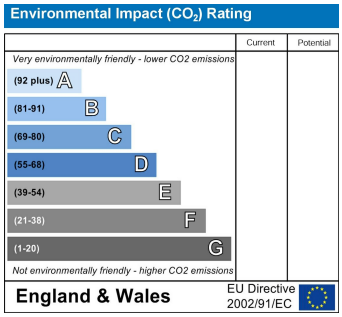
Denotes head height below 1.5m

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.









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