



20, East Close, Stone, ST15 0EF



**Chain Free**

**£70,000**

Looking for an investment with a quick return? This well presented ground floor apartment is located in an established residential area within walking distance of Stone town centre and other local amenities. The accommodation includes: communal open porch, reception hall, living room, double bedroom, garden room overlooking the rear garden, modern fitted breakfast kitchen with integral appliances, and bathroom. Also benefitting from private off road parking, uPVC double glazed windows and doors, gas combi central heating and rear garden.

Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



#### Communal Porch

A uPVC part obscure double glazed door opens to the communal porch with carpet and coach light before the front door to the apartment.

#### Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With oak finish laminate flooring, tiled floor to the breakfast kitchen, radiator, central heating thermostat, doorways to the living room, bedroom and bathroom.

#### Living Room

A good size reception room offering ceiling coving, uPVC double glazed window to the front elevation, radiator, carpet and TV connection.

#### Breakfast Kitchen

A modern kitchen fitted with a range of gloss white finish wall and floor units, contrasting work surfaces and breakfast bar with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Tiled floor, uPVC double glazed window to the front aspect and uPVC external door opening to the communal porch.

Appliances including: stainless steel gas hob with stainless steel splash-back and matching extractor hood with light above, integral electric oven. Plumbing for a washing machine.

#### Bedroom

A double bedroom offering a wall mounted electric fire, radiator, oak finish laminate flooring and uPVC double glazed sliding door opening to the garden room.

#### Garden Room

With base unit, work surface, stainless steel sink and drainer with chrome taps, window overlooking the rear garden, carpet squares and uPVC part obscure double glazed door opening to the side aspect.

#### Bathroom

Fitted with a suite comprising; standard bath, shower rail and curtain with chrome showerhead mixer tap, WC, pedestal wash hand basin with chrome taps. Radiator, uPVC obscure double glazed window to the rear aspect, fully tiled walls and planked oak effect vinyl flooring/.

Wall cupboard housing a Worcester Greenstar 25i condensing gas combi central heating boiler.

#### Outside

With private gravelled off road parking area to the front of the property, rear garden to the left hand side as you look from the apartment's garden room. There is ample on road parking available for visitors.

#### General Information

Leasehold - 99 years from 1976, 50 Years remaining

Ground rent and buildings insurance - approximately £200.00 pa

For sale by private treaty, subject to contract.

Vacant possession on completion.

No upward chain.

#### Services

Mains gas, water, electricity and drainage.

Gas combi central heating

#### Viewings

Viewing strictly by appointment via the agent.



Approx Gross Internal Area  
51 sq m / 547 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		66	73
(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			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(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	