Tinsley Garner
independent property expertise



14 Limelock Court, Newcastle Road, Stone, ST15 8GX

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Asking Price £185,000

New Price - fabulous value for money canal side apartment. Motivated vendor. No upward chain. Live a life less ordinary in this stylish water side apartment which is just a few minutes walk from Stone town centre. The property is on the first floor of the block and overlooks the Trent & Mersey canal to the rear, featuring a balcony across the rear with access from both the lounge and main bedroom. Accommodation comprises spacious hallway with large storage cupboard, open plan living room with space for a dining table, contemporary style kitchen with integrated appliances, two double bedrooms, recently updated en-suite shower room and guest bathroom. Reserved parking for one car and additional visitor spaces. Great location nicely at arms length from the town centre and yet within easy reach of everything Stone has to offer.







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Frontage
A central courtyard with allocated parking for residents and additional visitor spaces.

Communal Entrance
Fob operated secure door entry system with visitor CCTV & push button release facility within the apartment.

Entrance Hall
Spacious L-shape reception area with large built-in cloaks cupboard, inset low energy lighting. Radiator.

Lounge
14'8" x 11'8"
A bright and spacious living room with window overlooking the canal and French door to the balcony. Installation for wall mounted TV and remotely operated roller blind to the window. Contemporary tall radiator.

Kitchen
11'8" x 7'7"
Open Plan to the lounge, the kitchen features an extensive range of wall and base cabinets with modern wood effect cabinet doors, granite effect work surfaces and inset 1½ bowl sink unit with mixer tap. Fitted appliances comprise ceramic induction hob with stainless steel extractor over, built-under electric oven, fully integrated dish washer, fridge and freezer, free standing washing machine. Tile effect flooring and part ceramic tile walls. Wall mounted gas fired combi boiler concealed in a wall cupboard. Contemporary style tall radiator.

Main Bedroom
10'10" x 10'10"
Double bedroom with window overlooking the canal and door opening onto the balcony. Built-in double wardrobe. Remotely operated roller blind

En-suite
(6'11" x 5'7") max
A stylish upgraded en-suite which features a white suite with walk-in shower enclosure with glass sliding screen and thermostatic rain shower, vanity basin and enclosed cistern WC. Wall mounted illuminated mirror and heated towel radiator.

Bedroom Two
(11'8" x 8'3") max
Double bedroom with window to the side of apartment and built-in double wardrobe. Radiator.

Bathroom
(6'10" x 6'7") max
Featuring a white suite comprising; bath with glass screen and thermostatic shower over, pedestal basin & WC. Ceramic tile floor and wall tiling to wet areas. Chrome heated towel radiator.

General Information

Service: Mains gas, water, electricity & drainage. Gas central heating

Council Tax band B

Tenure : Leasehold 999 years from 2006

Ground Rent £179.19 per annum

Service Charge £1649.84 per annum

Viewing by appointment

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





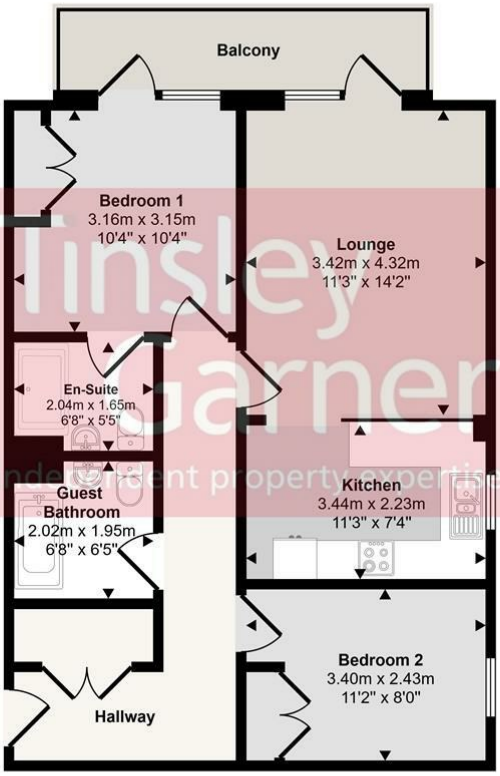








Approx Gross Internal Area
63 sq m / 680 sq ft

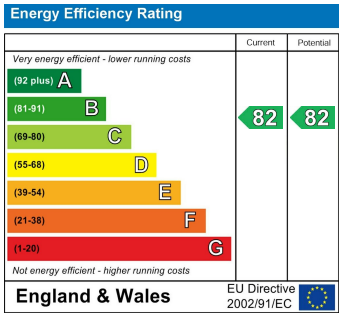


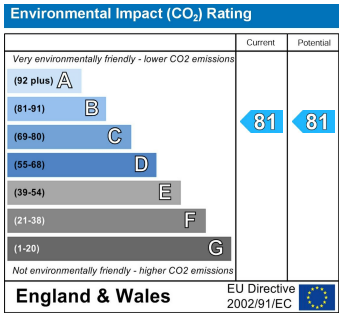
Floorplan

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.









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