

**Tinsley
Garner**
independent property expertise



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



Chain Free £227,500

An opportunity to purchase arguably one of the most desirable canal facing second floor luxury retirement apartments located on the edge of Stone town centre. Offering well presented accommodation comprising: entrance hallway with two good size storage cupboards, spacious living room diner enjoying south west facing views across the canal side and Crown Meadow beyond, a fully fitted kitchen with integrated appliances, two double bedrooms also with canal views, and a shower room. 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



01785 811 800

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



Entrance Hall

A solid panelled front door with spy hole opens to the reception hallway. Offering a linen cupboard housing the hot water storage system and electricity consumer unit, a second storage/cloaks cupboard, ceiling coving, warden alarm panel and pull cord, wall mounted electric panel heater, smoke and fire alarms, light oak finish laminate flooring.

Living Room Diner

A spacious reception room offering two uPVC double glazed windows to the rear and side aspects enjoying far reaching views across the canal side and Crown Meadow beyond. Stone effect fire surround back and hearth with an inset coal effect electric fire, ceiling coving, TV/satellite connection, telephone point, 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, marble effect contrasting work surfaces, tiled splash-backs, inset stainless steel sink and drainer with chrome mixer tap, ceiling coving, uPVC double glazed window to the side aspect and tile effect vinyl flooring.

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

Bedroom One

A generous size bedroom with uPVC double glazed window overlooking the canal, ceiling coving, telephone and TV connections, wall mounted electric panel heater and carpet.

Bedroom Two

A second double bedroom with uPVC double glazed window overlooking the canal, ceiling coving, built-in wardrobes to one wall with bi-fold mirrored doors, carpet and wall mounted electric panel heater.

Shower Room

Fitted with a white suite comprising: oversize shower enclosure with mains fed thermostatic shower system, vanity wash basin with storage unit and chrome taps, inset 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 light oak finish laminate flooring.

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 and 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 en-suite 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 sewerage

Tenure

Leasehold, 125 years from 2008.

Service Charge

£4945.62 per annum

(Payable in 6-monthly instalments in advance of £2472.81)

Ground Rent

£495 per annum

(Payable in 6 monthly instalments in advance of £247.50)

Council Tax

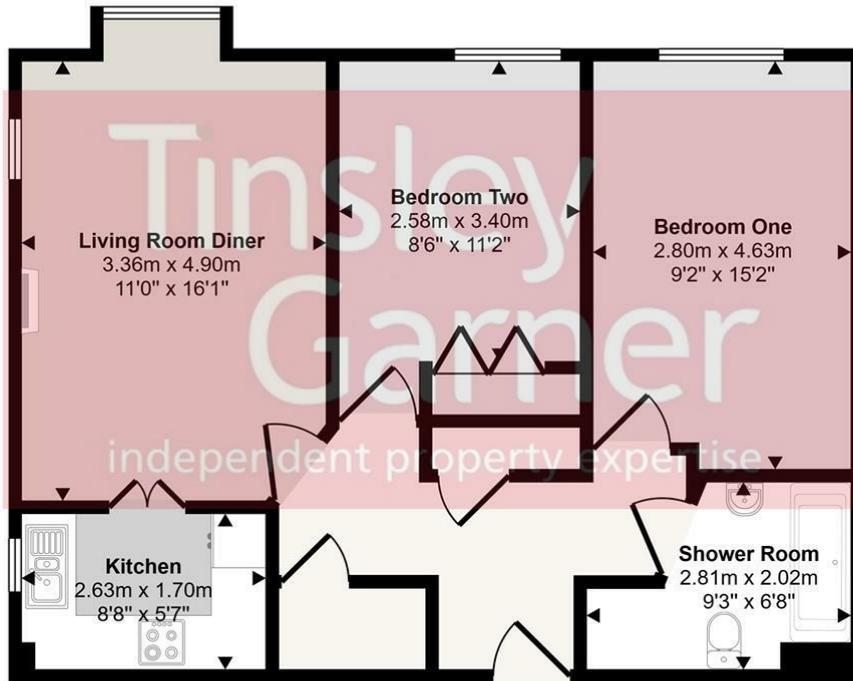
Stafford Borough Council - Band D

Viewings

Strictly by appointment via the agent

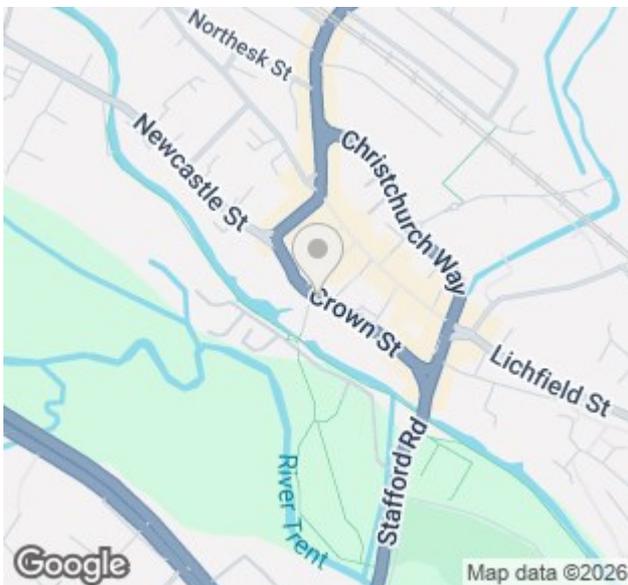


Approx Gross Internal Area
62 sq m / 664 sq ft



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		80	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	