



5, Joules Court, Stone, ST15 8EF



**Asking Price £195,000**

An opportunity not to be missed! Quite probably one of the most desirable positions within the Joules Court development; a ground floor canal facing apartment with a small patio area with space for a table and chairs. This is a well kept property which offers good size accommodation featuring entrance hall with large store cupboard, sitting room with space for a dining table and French door to the rear opening to the canal-side patio, fitted kitchen with appliances, spacious double bedroom with built-in wardrobes and modern bathroom. Built by McCarthy & Stone in 2008, Joules Court is a luxurious retirement complex for the over 55s 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>





#### Communal Entrance

#### Hallway

Reception area with large storage cupboard which has fitted shelving and houses the hot water cylinder.

#### Lounge / Dining Room

A good size living space which has room to accommodate a small dining table if required. Rear facing window and french door with canal views and opens to a small paved patio area with space for sitting out. TV aerial connection & radiator. Wall mounted electric flame effect fire.

#### Kitchen

Small but fully equipped! A smart modern kitchen which features an extensive range of wall & base cupboards with wood effect cabinet doors and coordinating granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with extractor over, eye level electric oven and microwave. Part ceramic tiled walls and tile effect flooring. Window overlooking the canal.

#### Bedroom

Double bedroom with window to the rear overlooking the canal. Fitted wardrobe to one wall with mirror doors. Radiator.

#### Bathroom

With suite comprising; bath with glass shower screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height, towel radiator.

#### 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.

Managed by 'Apollo' with Careline monitored emergency alarm system and house manager 9am-5pm 5 days a week

There is limited parking available at the development which is 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

Services; Mains water, electricity & drainage. Fischer electric radiators

Tenure; Leasehold, 125 years from 01 September 2007

Service Charge £3,111.44 per annum - Paid half yearly (24 hour emergency contact cover included)

Ground Rent £425.00 per annum - Paid half yearly

Council Tax Band C

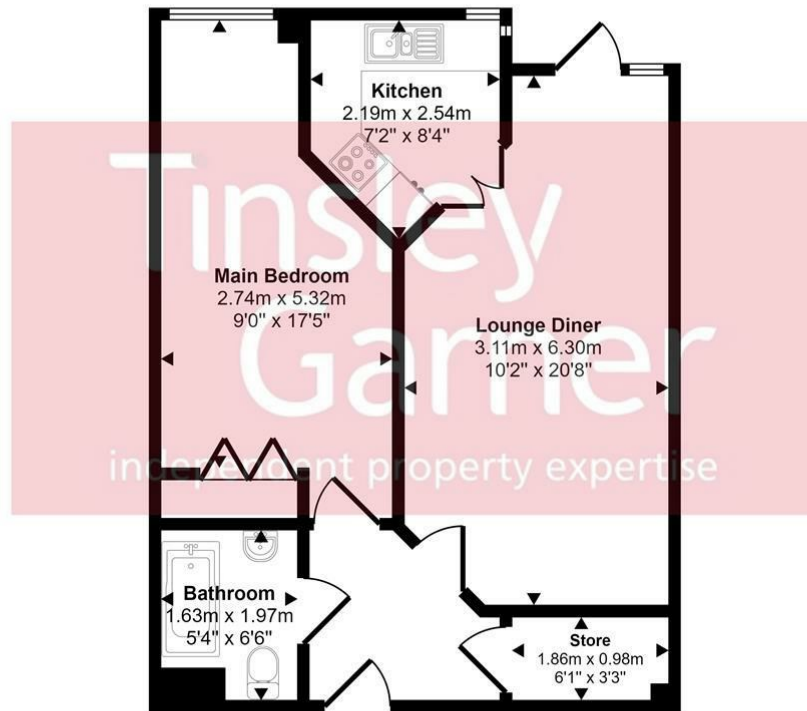
Viewing by appointment

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



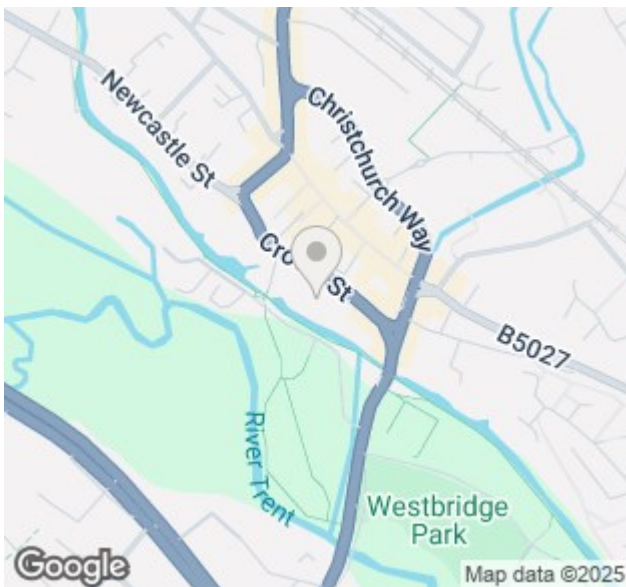


Approx Gross Internal Area  
47 sq m / 511 sq ft



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		
(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		
(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		