



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



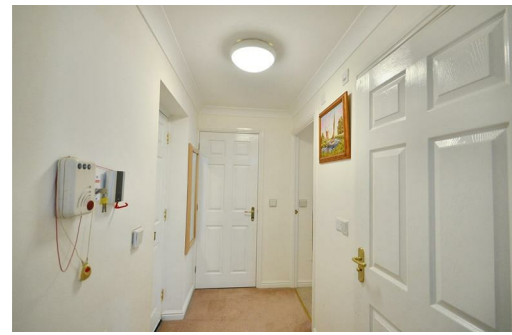
Asking Price £159,950

A purpose built immaculately presented 'over 55' retirement apartment situated in a highly desirable location on the edge of Stone town centre adjacent to the canal. This apartment is on the side of the building with partial canal views and offers accommodation comprising: reception hallway with storage cupboard, good size lounge / dining room with plenty of room to entertain family and friends, fully fitted kitchen with integrated appliances, double bedroom with built-in wardrobe and a modern 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 and lovely communal gardens.



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Hallway

Good size entrance hall with storage cupboard and entry phone and intercom.

Lounge / Dining Room

A spacious, light and airy reception room with window to the side of the building enjoying town and partial canal views. With modern fire surround and inset electric fire, ceiling coving, TV satellite connection, telephone point, wall mounted electric panel heater, carpet and glazed double doors opening to the kitchen.

Kitchen

A well equipped kitchen which features an extensive range of wall & base cupboards with wooden cabinet doors and coordinating granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with extractor over, electric eye level oven and microwave, fully integrated fridge & freezer. Part ceramic tiled walls.

Bedroom

Double bedroom with built-in wardrobes to one wall with mirror doors. Electric heater. Window to the side of the apartment.

Shower Room

A modern shower room with a white suite comprising; 1200mm shower enclosure with mains fed thermostatic shower system, vanity wash basin with chrome taps and a low level push button WC. Ceiling coving, fully tiled walls, wall mounted electric fan heater, towel radiator, shaver point strip light and extractor fan.

Communal Facilities

Joules Court was built in 2008 by McCarthy & Stone who are highly respected developers in the 'over 55' retirement home sector. The residence has extensive communal amenities for residents including a luxurious residents lounge with kitchen facility, guest suite, lift to all floors, laundry, communal gardens and secure parking for mobility scooters. The Development Manager is on site 8.30am until 4.30pm daily and outside these times an emergency alarm system is monitored.

General Information

Mains water, electricity & drainage.
Electric central heating.

Tenure; Leasehold, 125 years from 01 September 2007

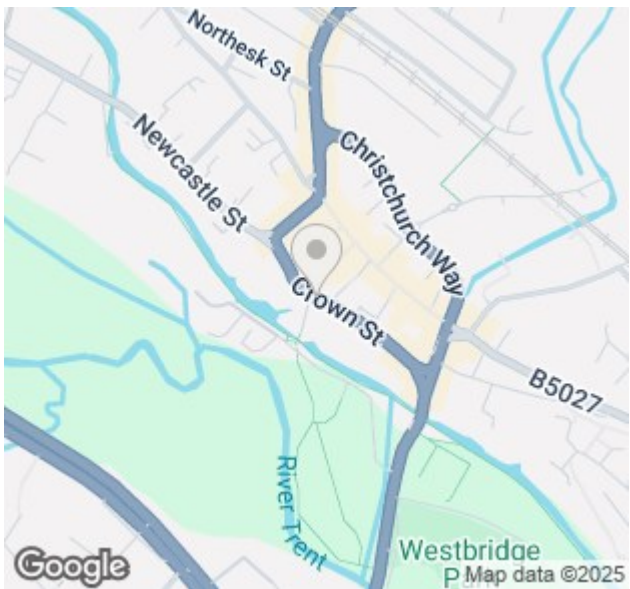
Service Charge £3,111.44 per annum - Paid half yearly (24 hour emergency contact cover included)
Ground Rent £425.00 per annum - Paid half yearly

Council Tax Band C

Viewing by appointment

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		