

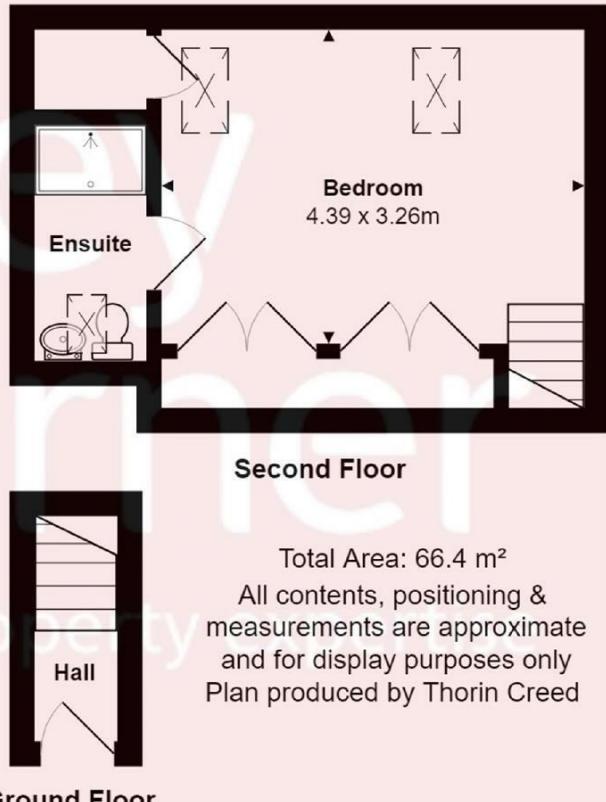


## 14 Derrington Place, Stone, Staffordshire, ST15 8DY

Luxury first floor duplex apartment in a modern small development within strolling distance of Stone town centre. With allocated parking space, Upvc double glazing, gas central heating & accommodation comprising: small entrance hall with stairs to the first floor landing, open plan living area with French doors opening to a Juliet balcony overlooking the communal gardens, open plan luxury kitchen with full range of integrated appliances, second bedroom & luxury bathroom. Stairs to the second floor master suite with en-suite shower room plus built-in storage. A great proposition if you are looking for a unique lifestyle apartment close to the heart of Stone.

Unfurnished - Sorry no pets.

**£1,000**



Total Area: 66.4 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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	81	81
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		