

**Tinsley
Garner**

independent property expertise



72, Navigation Loop, Stone, ST15 8YU



Asking Price £142,500

Compact & bijou purpose built ground floor maisonette in a popular residential suburb on the northern outskirts of Stone. This is a smart, well presented property which offers well proportioned accommodation with entrance porch, sitting room, modern kitchen with integrated appliances, inner hall with airing cupboard, two bedrooms, the main bedroom having built-in wardrobes and bathroom with shower. Communal garden area to the rear, reserved parking and additional visitor parking. Located about 1 mile from Stone town centre, close to the canal and with easy access onto the A34. In good order throughout and ready for immediate occupation An ideal first time buy or rental property with low service charge and ground rent. No upward chain.



01785 811 800

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



Entrance Porch
With part glazed front door.

Lounge
Good size sitting room with window to the front of the house, period style fireplace with marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Kitchen
The kitchen features a range of modern wall & base cupboards with coloured cabinet doors and contrasting wood effect work surfaces with inset sink unit. Fitted appliances include; gas hob with extractor over and built-under electric oven, space for fridge freezer and plumbing for washing machine. Modern Baxi gas fired central heating boiler. Wood effect floor, window to the rear and door to the communal garden at the rear.

Inner hall
With airing cupboard

Bedroom 1
Double bedroom with window to the front of the apartment, built-in wardrobes to one wall. Radiator.

Bedroom 2
Single bedroom with window to the rear. Radiator.

Bathroom
With white suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls and wood effect flooring. Window to the rear of the apartment. Radiator.

Outside
Reserved parking for one car in the car park at the rear of the building and additional visitor parking. large communal lawn garden area to the rear.

General Information
Services; Main gas, electricity, water & drainage. gas central heating.

Tenure; Leasehold 125 years from April 2001

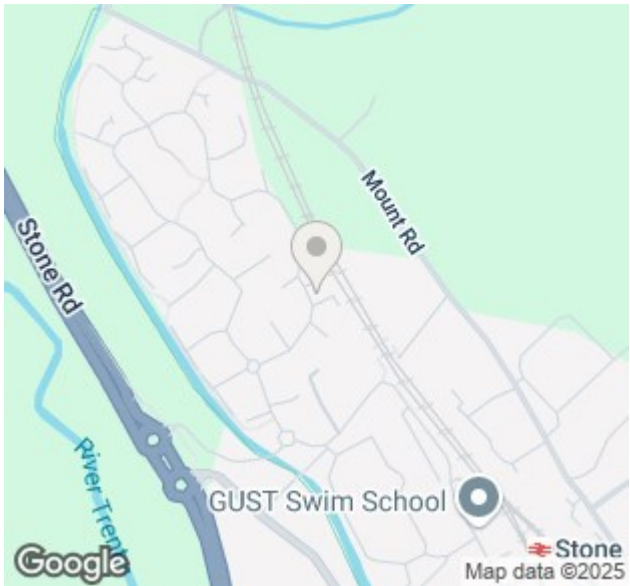
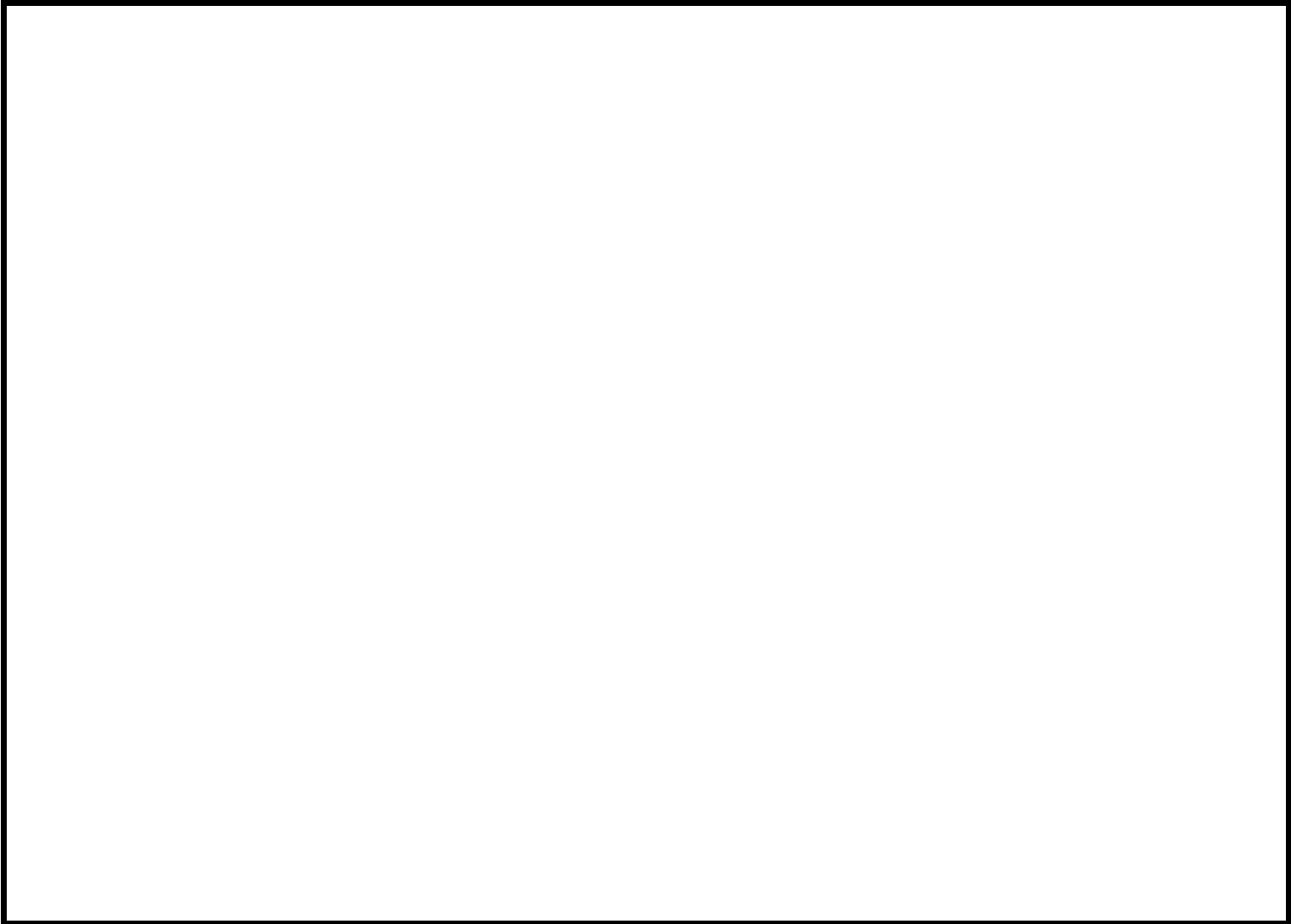
Service Charge £590.42 per annum payable in 2 instalments every 6 months.

Ground Rent £75 per annum

Council Tax Band B

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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		69	81
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