



53, The Moorings, Stone, ST15 8QZ



£145,000

Location, location, location! If you are seeking a room with a view then this could well be the one. A first floor one bedroom retirement apartment in a popular & sought after development in a canal side location on the southern fringe of Stone town centre. The property is on the front of the development in a quiet position at the end of the building with open views over the canal to the front. This is a compact but well proportioned property featuring a good size living room with canal side bay window with space for a small dining table, fitted kitchen, double bedroom with built-in wardrobes and a stylish upgraded shower room with window to the side of the property. This is a great retirement complex with a host of communal facilities and in a super location within strolling distance of the town centre.

NO UPWARD CHAIN





Communal Entrance  
Communal reception area which has secure entry phone system.

Entrance Hall  
Hallway with a large built-in airing / storage cupboard. Electric radiator.

Lounge  
17'8" x 9'7"  
A good size sitting room which has a upvc bay window to the front of the apartment enjoying views over the canal. Feature fireplace with electric fire, centre lights & wall lights, TV aerial connection. The lounge has space for a small dining table & two chairs in the bay window.

Kitchen  
Small but perfectly formed! Galley style kitchen which has a range of wall & base cupboards with grey wood effect cabinet doors and co-ordinating work surfaces. Fitted appliance comprise: two ring stainless steel electric hob with extractor fan over and eye level electric oven, space for refrigerator & freezer. Part ceramic tiled walls & tiled floor, sink unit with mixer tap.

Bedroom  
12'6" x 8'11"  
Spacious double bedroom which has a uPVC window to the front of the apartment overlooking the canal, built-in wardrobe. Electric radiator, wall lights & centre light.

Shower Room  
A stylish upgraded shower room which unusually for The Moorings, has a window to the side of the apartment. There is a white suite comprising: corner quadrant shower enclosure with frosted glass screen & thermostatic shower, was basin in vanity cupboard & WC. Ceramic wall tiling to full height, electric heater.

Communal Facilities  
The Moorings is set in very pretty surroundings offering large well kept communal gardens alongside the Trent & Mersey canal. There is a delightful residents lounge & communal laundry, library with computer and large storage room to the ground floor. Ample parking for residents to the rear.

General Information  
Services Mains water, electricity & drainage. Electric heating.

Tenure Leasehold 99 years from 1st January 1989

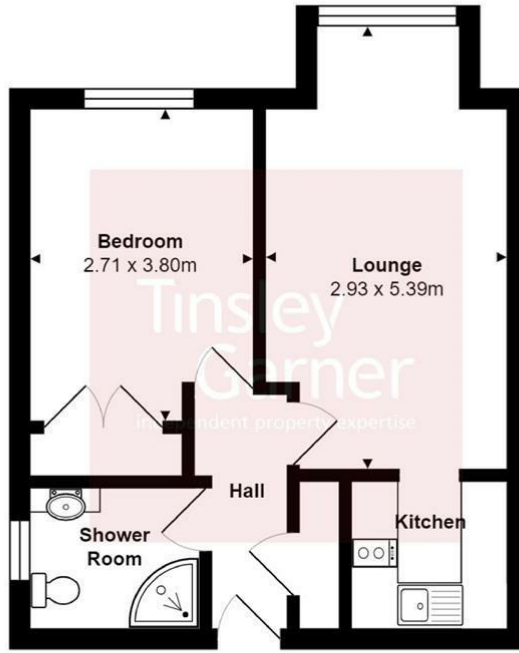
Service Charge £2,945.52 per annum (TBC)

Ground Rent £ 438.92 per annum (TBC)

Viewing by Appointment

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

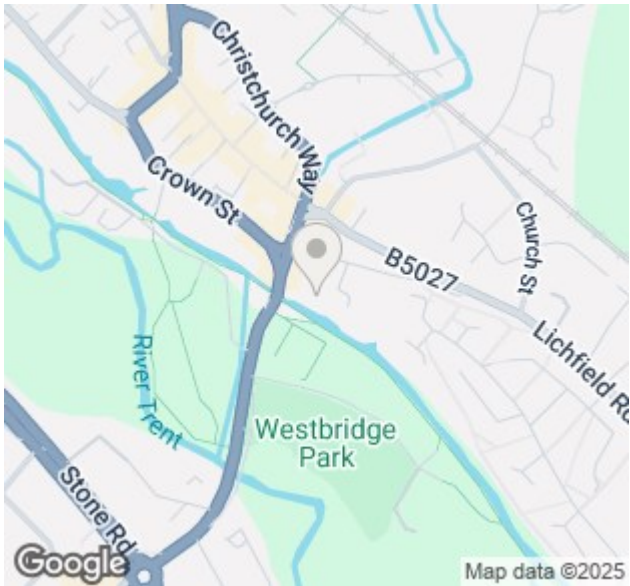




**First Floor**

Total Area: 38.5 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		54	79
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		21	69
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	