



7 The Crossings, Uttoxeter Road, Stone, Staffordshire, ST15 8EQ

A stylish & attractive purpose built first floor apartment on a small modern development on the southern outskirts of Stone. Well presented throughout, the accommodation comprises: entrance hall, open plan living space, fully fitted kitchen, good size master bedroom, second bedroom & stylish bathroom. Communal gardens, reserved parking for one car plus additional visitor parking. The Crossings is conveniently situated within one mile of Stone town centre & within strolling distance of the local shop, pub & Little Stoke cricket club.

Part Furnished

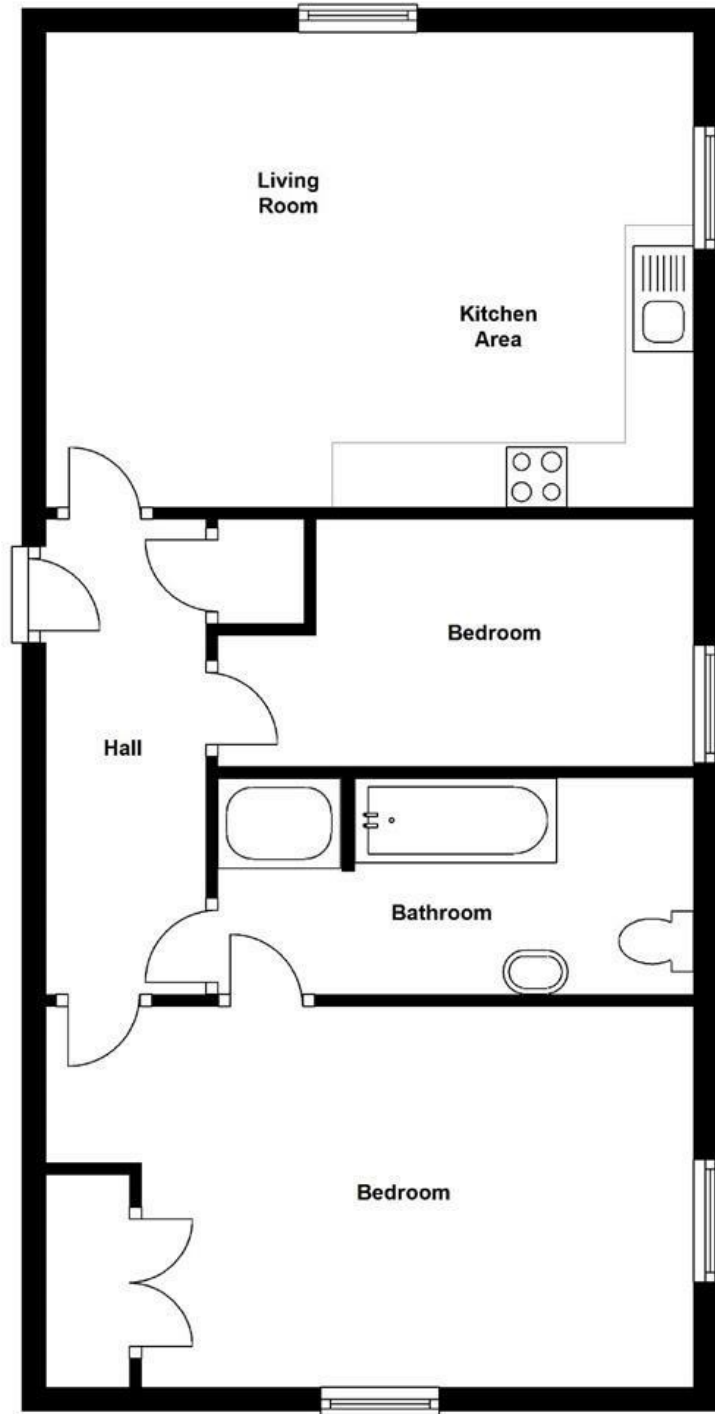
Managed by Tinsley Garner Ltd

Sorry no pets.

£795 PCM

First Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

| 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 | | 81 | 81 |
| | | 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 | | | |
| (55-68) D | | | |
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