

**Tinsley
Garner**
independent property expertise



11, Watersmeet Court, Simeon Way, Stone, ST15 8FN



£140,000

A first floor apartment set in a quiet and popular location on the southern outskirts of Stone in close proximity to the canal. With new lease and 156 years remaining this is an excellent value for money property. Offering comfortable and well appointed accommodation comprising: spacious open plan living room diner, modern kitchen with appliances, a double bedroom and modern bathroom. Also benefitting from recently installed uPVC double glazed windows throughout, reserved parking for one vehicle before a single garage, and a secure external store room.

Conveniently placed for local amenities and within easy reach of the Stone town centre.

Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A panelled wooden front door with spy hole opens to a small entrance hall. With carpet and stairs leading to a galleried landing.

Landing

Offering a uPVC double glazed window overlooking the developments rear courtyard and canal beyond. With loft access, wall mounted electric panel heater, carpet, doorways to the living room diner, bedroom and bathroom.

Living Room Diner

A spacious reception room with uPVC double glazed square bay window and second window to the front elevation, two storage cupboards, wall mounted electric panel heater, carpet, BT Open Reach and TV connections.

Kitchen

A modern kitchen, open plan to the living room diner and fitted with a range of wood effect wall and floor units, contrasting black marble effect work surfaces and breakfast bar with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Tile effect vinyl flooring and uPVC double glazed window to the side aspect.

Appliances including: ceramic electric hob with extractor hood and light above, integral electric oven, under work surface washing machine, fridge and freezer.

Bedroom

A double bedroom with fitted carpet and rear elevation uPVC double glazed window enjoying a far reaching open aspect view.

Bathroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps, standard bath, panel and shower screen with chrome taps and Triton T80si electric shower system above. Part tiled walls, uPVC obscure double glazed window to the front of the property, wall mounted electric panel heater and scrubbed planked oak effect vinyl flooring.

Outside

Watersmeet Court has lawned and shrubbery areas to the front and rear aspects which maintained within the annual service charge.

The apartment is approached via a tarmac drive providing off road parking for one vehicle before a single garage, the garage has a steel up & over door. There is access via the development rear courtyard to the apartment's secure store room.

General Information

Leasehold : Lease expires 28/02/2181 - 156 years remaining

Service Charge: £1180.00 pa - £590.00 paid twice a year in April & October

Ground Rent: £150.00 pa

Council Tax Band - A

For sale by private treaty, subject to contract

Vacant possession on completion

Services

Mains water, electricity & drainage.
Electric heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
65 sq m / 705 sq ft



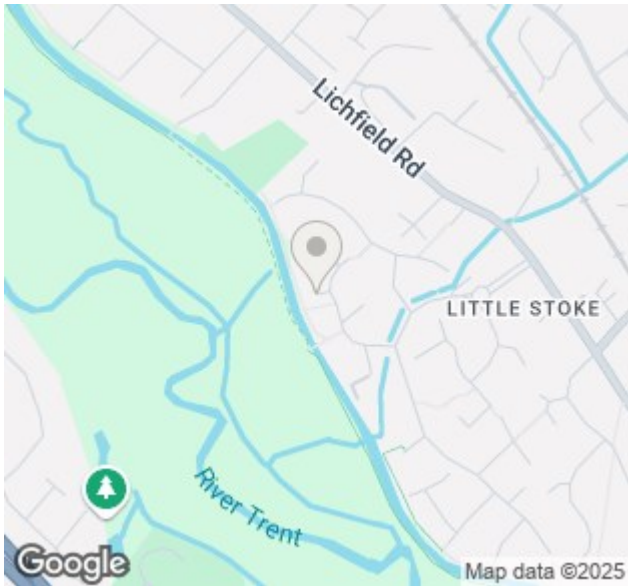
Ground Floor

Approx 19 sq m / 205 sq ft

First Floor

Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		32	
(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		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	