



71 Old Road

Stone, ST15 8JE

£90,000

**Tinsley
Garner**

independent property expertise



A smart & well presented ground floor purpose built apartment in a popular location on the edge of the town centre, walking distance to local amenities, the railway station and town centre. The property has been fully renovated by the current owner and is presented to a good standard throughout, with modern kitchen & bathroom and gas central heating. Accommodation comprises: secure communal entrance, entrance hall, sitting room, double bedroom, breakfast kitchen & bathroom. Excellent value and would make the ideal affordable retirement pad or buy to let. No upward chain.

71 Old Road

Stone, ST15 8JE

Communal Entrance

With secure outer entrance

Entrance Hall

With built-in storage

Lounge

Good size living room with window to the rear of the property. TV aerial connection. Radiator.

Bedroom

Double bedroom with rear facing window. Radiator

Kitchen

The kitchen features an extensive range of modern wall & base cupboards with wood effect cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric oven, plumbing for washing machine, space for a refrigerator & freezer. Part ceramic tiled walls & tile effect flooring. Radiator.

Shower Room

Equipped with a modern white suite comprising: shower enclosure with bi-fold glass screen and thermostatic shower. Wash basin in vanity cupboard & enclosed cistern WC. Shower wall panelling & tile effect flooring. Radiator.

Outside

There are limited communal areas with parking area to the rear of the building.

General Information

Services : Mains gas, water, electricity & drainage.

Gas central heating

Council Tax Band A

Viewing by appointment

Tenure: Leasehold - lease details to follow

Ground Rent: TBC

Service Charge TBC

For sale by private treaty, subject to contract.

Vacant possession on completion





Stone's widest selection of quality properties for sale and to rent





Energy performance certificate (EPC)

71, Old Road
STONE
ST15 8JE

Energy rating

C

Valid until

20 November 2028

Certificate number

9260-2813-7394-9508-

1505

Property type Ground-floor flat

Total floor area 53 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9260-281...> 14/06/2021