



# 19 Knighton House

Stone, ST15 8GX

£200,000

**Tinsley  
Garner**

independent property expertise



Live a life less ordinary in this stylish canal side apartment which is just a few minutes walk from Stone town centre. The property is on the top floor of the block and features tall vaulted ceilings with apex windows overlooking the canal and a balcony across the rear with access from both the lounge and main bedroom. Accommodation comprises spacious hallway with large storage cupboard, open plan living room with space for a dining table, contemporary style kitchen with integrated appliances, two double bedrooms, en-suite shower room and guest bathroom. Great location nicely at arms length from the town centre and yet within easy reach of everything Stone has to offer.

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## Communal Entrance

Communal entrance with intercom entry system.

## Hallway

Spacious L-shape entrance hall with large storage cupboard and access hatch to the loft space. The loft area above the apartment is available for the exclusive use of the apartment owner. Two radiators. Inset low energy lighting.

## Open Plan Living Space

A spacious open plan living area with adjoining kitchen and space for a dining table. The living area has a vaulted ceiling with tall apex window overlooking the canal with a door opening to the balcony. TV aerial connection. Radiator.

## Kitchen Area

A stylish fully equipped kitchen which features an extensive range of wall & base cupboards with walnut wood effect cabinet doors and contrasting granite effect work surfaces with inset sink unit. Full range of integrated appliances comprising: stainless steel gas hob with matching extractor, built-

under electric oven, fully integrated refrigerator and freezer, plumbing for dish washer and washing machine. Inset low energy lighting. Ceramic wall tiling between the work surfaces

## Bedroom 1

Double bedroom with tall vaulted ceiling, apex window and French door opening to the balcony. Built-in wardrobe. Radiator.

## En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tiled floor. Heated towel radiator

## Bedroom 2

Double bedroom with built-in wardrobe, window to the side of the property. Radiator.

## Bathroom

Fitted with a white suite comprising: bath with glass shower screen and thermostatic shower over, pedestal basin & WC. Ceramic tiled walls and tiled floor. Heated towel radiator. Inset low energy lighting.





## Outside Space

The apartment enjoys a balcony which stretches across the rear with access from both the lounge and main bedroom. Space for a small table & chairs and even a bbq.

## General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band

Viewing by appointment

Tenure: Leasehold 999 years from

2006

Ground Rent £ 120 per annum

Service Charge £850 every 6 months

For sale by private treaty, subject to contract.

Vacant possession on completion.

24/05/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

19 KNIGHTON HOUSE LIMELOCK COURT STONE ST15 8GX		Energy rating <b>C</b>
Valid until 20 May 2031	Certificate number 2100-4019-2459-9151-6928	

**Property type**  
Top-floor flat

**Total floor area**  
61 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).

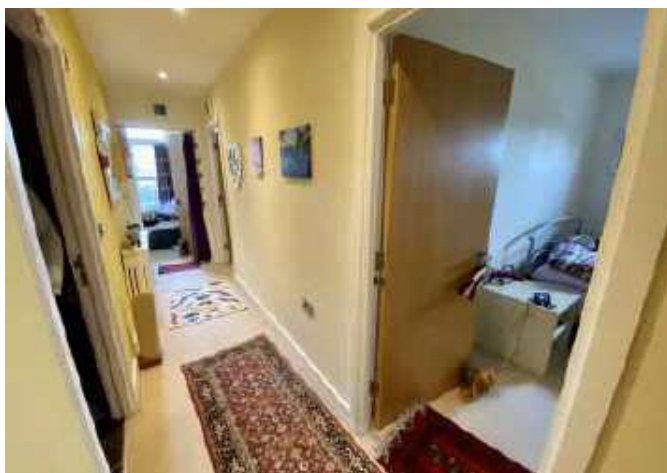
### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

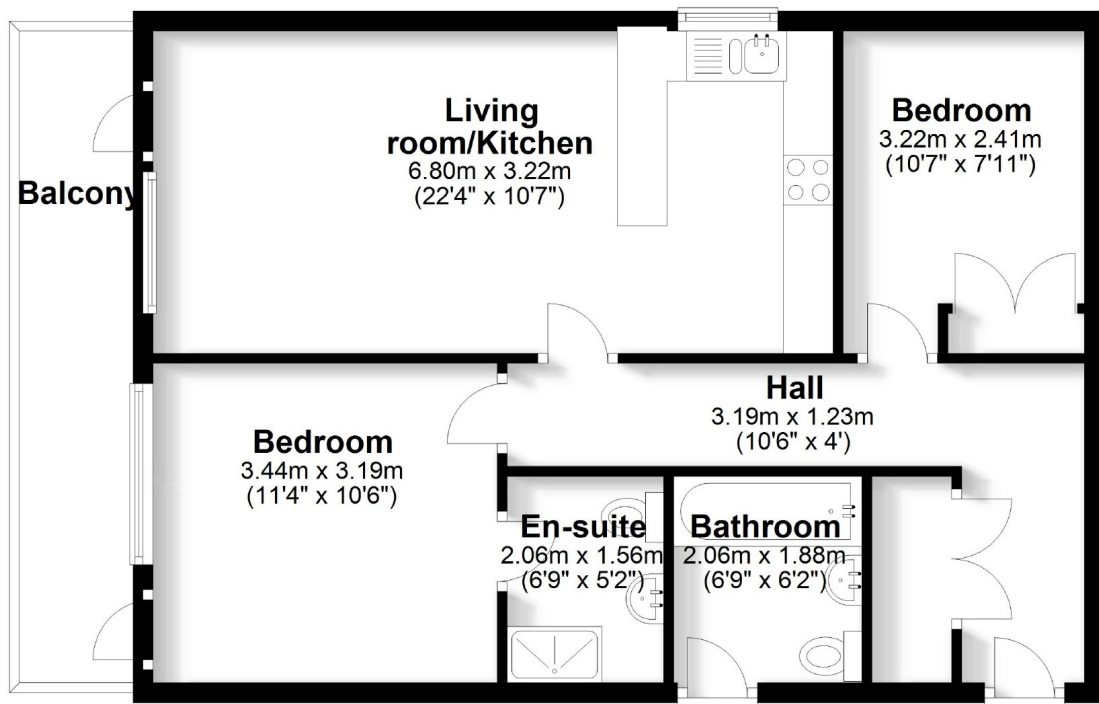
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2100-4019-2459-9151-6928>

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## Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.