



4 Cameron Wharf

Stone, ST15 8JX

£179,950

**Tinsley
Garner**

independent property expertise



A stylish & well presented first floor apartment in a sought after modern development, overlooking the canal & just a few minutes walk from Stone town centre, close to local amenities, railway station, restaurants & pubs, etc. With accommodation comprising: entrance hall, spacious living room diner with canal side balcony, fully fitted kitchen with appliances, two bedrooms & modern bathroom. Just redecorated & benefitting from double glazing throughout, gas combi central heating & allocated parking.
No Upward Chain - Viewing recommended

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Communal Entrance

With secure entry intercom system, allocated mail box & stairs to the first floor.

Reception Hall

A solid wooden door with spyhole opens to the good size hallway with oak effect laminate flooring, central heating thermostat, radiator & doorway to the lounge diner.

Lounge Diner

A large open plan living area with ample space for relaxing & dining. Offering French doors with side lights opening to a balcony having space for a table & chairs enjoying a sunny westerly aspect with open views over the canal & boat yard. With oak wood effect laminate flooring throughout, TV satellite & telephone connections, two radiators & doorways to the kitchen & inner hallway.

Kitchen

Fitted with a range of maple effect wall & floor units, contrasting black marble effect work surfaces, tiled splash-back, inset 1½ bowl stainless sink & drainer with mixer tap. Window to the front aspect, tiled floor, radiator & wall mounted Glow Worm 24cxi gas combi central heating boiler. Appliances include: stainless steel gas hob with matching extractor hood & light above, integral appliances: electric oven, washing machine, fridge & freezer.

Inner Hallway

With carpet, doorways to both bedrooms & bathroom.

Bedroom One

Double bedroom with window overlooking the canal, fitted wardrobes with sliding doors to one wall, radiator & carpet.

Bedroom Two

A smaller double bedroom with window to the front elevation, carpet & radiator.

Bathroom

Fitted with a white suite comprising: standard bath & panel, shower rail, curtain & Aqualisa thermostatic shower system. Wall mounted wash hand basin with chrome mixer tap, WC. With part tiled walls, shaver point, extractor fan, radiator & tiled floor.

Outside

This modern & smart development is approached via a large block paved driveway with resident reserved parking plus additional visitor parking. The apartment has one reserved space.

General Information

Tenure: Leasehold - 125 years from 2003

Services Charge: £1258.50 p.a. (01/04/19 - 31/03/20) - Note that this charge is paid in two instalments.

Ground Rent: £150.00 p.a. (01/04/19 - 31/03/20)

Services

Mains gas, water, electricity & drainage.
Gas fired central heating.

Viewings

Strictly by appointment via the agent.

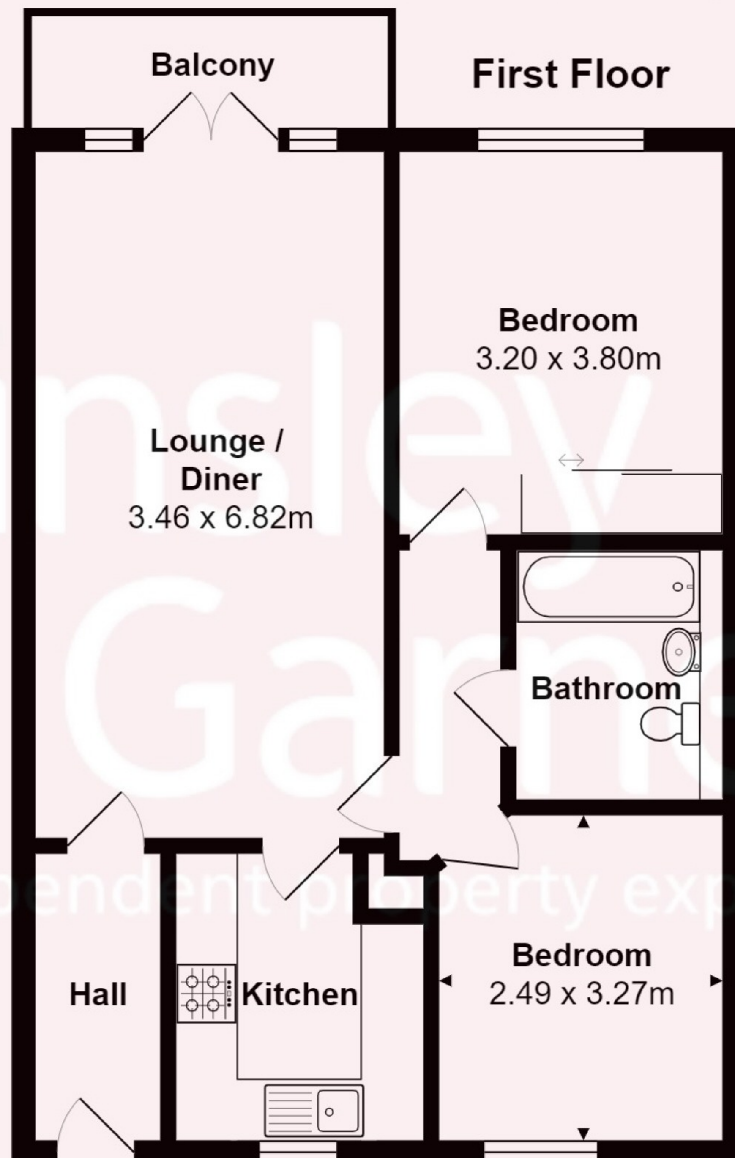




Stone's widest selection of quality properties for sale and to rent



Total Area: 67.0 m² (excluding balcony)



All contents, positioning & measurements
are approximate and for display purposes only
Plan produced by Thorin Creed



Energy Performance Certificate



Apartment 4 Cameron Wharf
Newcastle Street
STONE
ST15 8JX

Dwelling type: Mid-floor flat
Date of assessment: 19 July 2011
Date of certificate: 19 July 2011
Reference number: 8800-2518-4829-8796-4393
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	89 kWh/m ² per year	81 kWh/m ² per year
Carbon dioxide emissions	1.1 tonnes per year	1.0 tonnes per year
Lighting	£64 per year	£39 per year
Heating	£173 per year	£176 per year
Hot water	£80 per year	£79 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.