



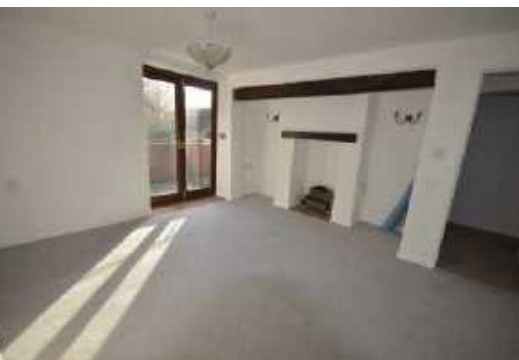
## 62 The Moorings

Stone, ST15 8QZ

£595 Per month

**Tinsley  
Garner**

independent property expertise



A ground floor two bedroom retirement apartment on a popular development on the edge of Stone town centre. The property itself sits outside the main building in one of the original 'cottage' style buildings and hence has its own front door a small paved outside seating area with aspect to the front overlooking the gardens and canal lock. The apartment offers good size accommodation with entrance hall, spacious lounge with French windows opening to the patio area, newly fitted kitchen with appliances, large utility / store room, two bedrooms and wet room. A super option if you want to enjoy all the facilities and amenities The Moorings has to offer but with a little more privacy than being in the main building. Service Charge Included. Available Immediately. No Pets. OVER 55s ONLY

# 62 The Moorings

Stone, ST15 8QZ

## Covered Entrance

The main entrance is at the side of the apartment from a covered 'ginnel' which provides space for storage and room to park a scooter.

## Entrance Hall

## Lounge

The lounge is at the front of the apartment and has French doors opening onto a small paved courtyard sitting area. Feature inglenook fireplace with wooden mantle, faux chimney breast and electric fire. Wall lights and centre light. Storage heater.

## Kitchen

The kitchen is newly fitted featuring a range of wall & base cabinets with white doors, brushed chrome handles and contrasting granite effect work surfaces with inset stainless steel 1½ bowl sink unit with mixer tap. Ceramic electric hob with stainless steel and glass extractor, built-under electric oven and space for refrigerator. Ceramic wall tiling to full height and wood effect flooring. Window to the rear.

## Utility / Store

Very useful storage room with additional utility space, plumbing for a washing machine and space for a dryer.

## Bedroom 1

Double bedroom with window to the front of the apartment. Built-in wardrobe. Storage heater.

## Bedroom 2

Window to the rear of the apartment. Storage heater.

## Shower Room

Wet room style shower room featuring electric shower, pedestal basin and enclosed cistern WC. Ceramic wall tiling. Wall mounted electric heater.

## Outside / Communal Facilities

The Moorings has excellent communal facilities with a popular resident lounge which holds regular social activities. The lounge is on the ground floor and has direct access to the well kept communal canal side gardens. In addition there is a library for the use of residents, communal washing facility and store room. There is car parking for residents & visitors available on site.

## General Information

Services Mains water, electricity & drainage. Electric heating.

Council Tax Band A

Tenure Leasehold: 99 years from 1989

Service Charge £ 242.87 per month

Ground Rent £ 219.46 per annum



Viewing by Appointment  
For sale by private treaty, subject to contract  
Vacant possession on Completion.



Total Area: 55.2 m<sup>2</sup>

