



27 Millstone Court

Stone, ST15 8AY

£143,000

**Tinsley
Garner**

independent property expertise



A modern ground floor apartment situated in a popular development on the edge of Stone town centre. Completely re-decorated throughout, this apartment offers good size accommodation with entrance hallway, storage cupboards, two bedrooms, bathroom, open plan lounge & kitchen. Benefitting from UPVC double glazing, combi gas central heating & allocated parking. Viewing essential.

No Upward Chain.

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Communal Hallway

Shared entrance area with secure entry phone system, allocated mail boxes, meter cupboards & stairwell.

Entrance Hall

A solid front door with spy hole opens to the hallway with two storage cupboards, radiator, communal entrance door release video telephone system and wood effect laminate flooring.

Living Area 5.25 x 3.88m (17'3" x 12'9")

A good size living space that's open plan to the kitchen. The living room diner area offers Upvc double glazed French doors with Juliet balcony, radiator, TV connection point and carpet.

The adjoining kitchen area is fitted with a comprehensive range of cream finish wall and floor units, contrasting granite work surfaces with tiled splash-backs and under set stainless steel 1½ bowl sink unit with chrome swan neck mixer tap. Appliances comprising; stainless steel gas hob with matching extractor hood and light above, integral electric double oven, dishwasher, fridge, freezer and washer / dryer. Upvc double glazed window, recessed ceiling lights, tiled floor and cupboard housing the wall mounted Ideal Vogue Max 32 gas combi central heating boiler.

Bedroom One 3.16 x 2.50m (10'4" x 8'2")

Rear facing Upvc double glazed window, built-in sliding door wardrobe, carpet and radiator.

Bedroom Two 3.40 x 2.40m (11'2" x 7'10")

Upvc double glazed window, carpet, built-in wardrobe and radiator.

Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and thermostatic shower system over, pedestal wash basin with chrome mixer tap and low level push button WC. Recessed ceiling lights, part tiled walls, chrome towel radiator, shaver point, extractor fan and tiled floor.

Outside

The apartment has a reserved parking, there is additional visitor parking.

General Information

Tenure: Leasehold 99 years from December 2005

For sale by private treaty, subject to contract.

Vacant possession on completion

Council Tax Band B

Services

Mains gas, water, electricity and drainage.

Gas combi central heating.

Service charges and ground rent TBC

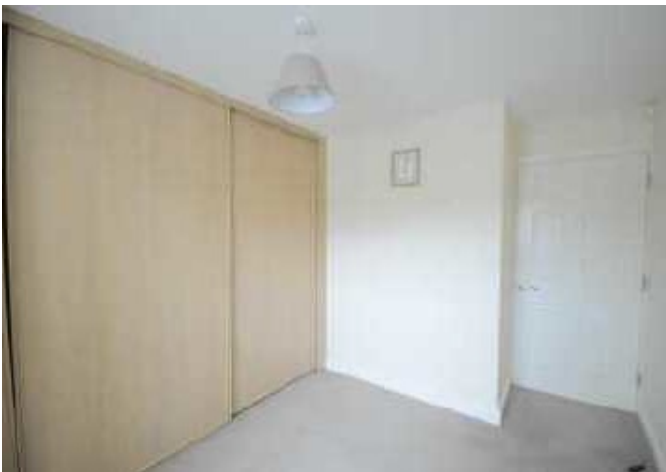
Viewings

Strictly by appointment via the agent.





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Energy performance certificate (EPC)

27, Millstone Court
STONE
ST15 8AY

Energy rating

C

Valid until 1 September 2023

Certificate number

0528-8038-6201-5897-

6914

| | |
|------------------|-------------------|
| Property type | Ground-floor flat |
| Total floor area | 63 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/0528-803...> 20/01/2021