



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

1 BEDROOM END TERRACED FOR SALE - £89,950

KINGSLAND ROAD, STONE, STAFFORDSHIRE, ST15 8FB



KEY FEATURES

- ONE BEDROOM GROUND FLOOR APARTMENT • PARKING IN CARPARK • OPEN PLAN LIVING AREA • FITTED KITCHEN • DOUBLE BEDROOM • STYLISH BATHROOM • ECONOMY 7 ELECTRIC HEATING • CLOSE TO LOCAL AMENITIES

DESCRIPTION

Austin & Roe are pleased to bring to the Market this One Bedroom Ground Floor Apartment on the sought after Aston Lodge Estate within walking distance of the Market Town of Stone and the railway station.

The property comprises an Entrance Hall, Open-Plan Living, Dining and Kitchen areas, Bedroom and Family Bathroom. The property benefits from electric E7 heating and double glazing.

The property is one of four apartments in communal gardens with a block paved carpark, with allocated parking for one car, accessed from Kingsland Road.

Council Tax Band A

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/55-kingsland-road>

LOCATION

Take the Lichfield Road out of Stone, turn left at the traffic lights, continue across the railway crossing and turn left onto Aston Lodge Parkway, take the first exit at the roundabout and follow Mercer Avenue, Kingsland Road is the sixth left.

GROUND FLOOR

Entrance - 5' 11" x 2' 11" (1.82m x 0.91m) From the communal hallway through the wooden painted door into the Entrance of the apartment which has white decor with a dado rail and white ceiling with flush light fitting, a storage cupboard, wall mounted coat hooks and brown fitted carpet. There is a secure entry system and a door opening into the bedroom.

Hall - 6' 11" x 2' 7" (2.12m x 0.8m) The Hall is a continuation of the Entrance with white decor with dado rail and a brown fitted carpet. There are doors opening into the bathroom and open-plan living areas.

Lounge Area - 11' 8" x 8' 9" (3.58m x 2.69m) The Modern open plan spacious Lounge has neutral and white walls with dado, a white ceiling having central three lamp spotlight fitting, a double glazed window fitted with vertical blinds to the front aspect, a wall mounted E7 storage heater, brown fitted carpet and opening into the dining kitchen.

Kitchen/Dining Area - 11' 8" x 6' 6" (3.58m x 1.99m) The Kitchen/Dining Area has white decor with white splash back tiles, a white ceiling with fluorescent strip light, laminate flooring in the food preparation area and brown carpet in the dining area. There is a selection of white and wooden full height, wall and base units, with wooden countertop which extend to form a breakfast bar, a stainless steel sink, drainer and chrome mixer tap, a stainless steel electric hob with oven below and extractor cooker hood above, under counter fridge and washing machine.

Bedroom - 8' 3" x 8' 2" (2.52m x 2.5m) The Bedroom has white decor, a white ceiling with central three lamp spotlight fitting, a double glazed window fitted with vertical blinds to the front aspect with a wall mounted E7 Storage Radiator below, a double wardrobe with mirrored doors and wood effect laminate flooring.

Bathroom - 6' 5" x 4' 10" (1.97m x 1.49m) The Bathroom has white decor with full height tiling in the bathing area and half tiling behind the



STONE

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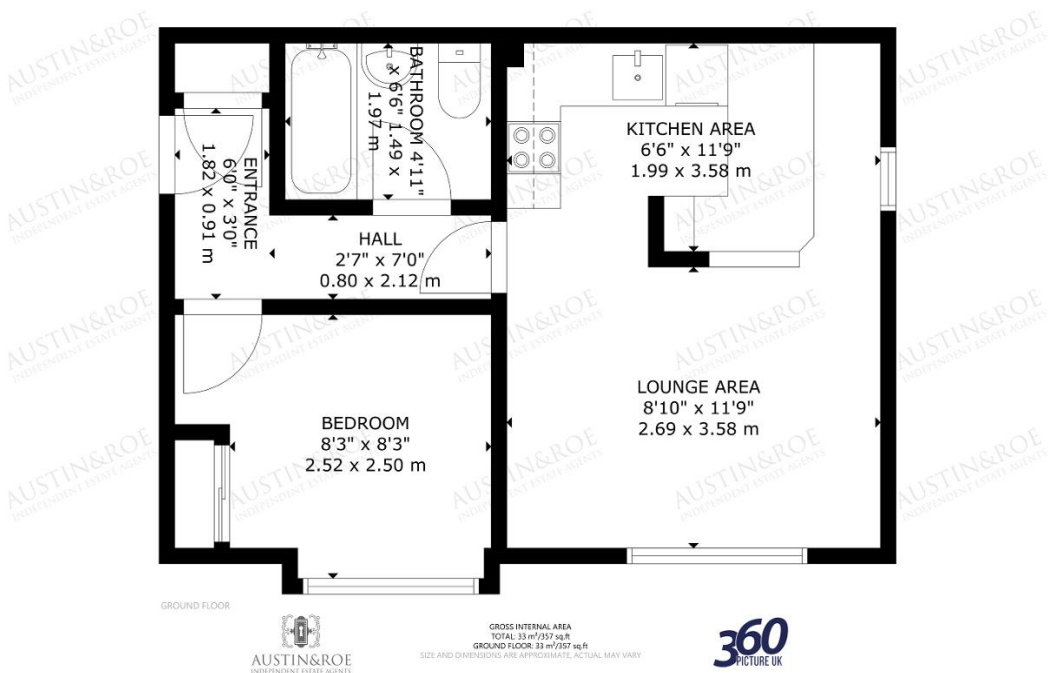
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sanitary ware, an extractor fan and a wall mounted electric fan heater, a central flush light fitting and wooden laminate flooring. The white bathroom suite comprises a panel bath with electric shower above, a pedestal wash hand basin and low-level WC.

EXTERIOR

Parking Area - There is a block paved communal carpark to the front of the building with allocated parking for one vehicle and garden laid mostly to lawn with some shrubs to the rear.





ENERGY EFFICIENCY

