



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM APARTMENT FOR SALE - £182,500

CASTLE MEWS, CASTLE STREET, ECCLESHALL, ST21 6EZ



KEY FEATURES

- TWO BEDROOM PENTHOUSE APARTMENT • DESIGNATED PARKING • MODERN OPEN-PLAN LIVING • EN-SUITE TO MASTER BEDROOM • STYLISH BATHROOM • UNDERFLOOR HEATING • SECURE ENTRY SYSTEM • ENERGY PERFORMANCE RATING C

DESCRIPTION

Austin & Roe are delighted to bring to the Sales market this immaculately presented Two Bedroom Penthouse Apartment in sought after area within walking distance of the Town with its bespoke shops and eateries. Easy access to Junction 14 of the M6.

The property comprises a Hall, Open-plan living areas including Lounge, Dining Area, Kitchen, Master-Bedroom with Dressing Room and Ensuite Shower Room, Second Bedroom and Family Bathroom. The apartment benefits from underfloor heating.

There are communal grounds and designated parking.

Viewing is highly recommended.

Council Tax Band C

You can view the virtual tour of this lovely property on our website, rightmove and the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/44-castle-mews>

LOCATION

From Austin & Roe Eccleshall Office on the Stone Road, turn left, at the traffic island take the third exit onto Church Street and you will find Castle Mews on the left.

SECOND FLOOR

Hall - 11' 6" x 10' 4" (3.53m x 3.17m) The property is entered via a communal staircase and hallway to the Penthouse apartment through the door into a welcoming Hall, with neutral decor having wall up lighters, a wall mounted video entry system, consumer unit, and underfloor heating controls, a white ceiling with central light fitting and neutral fitted carpets. There are doors opening into the open-plan living area, two bedrooms, storage cupboard and bathroom.

Lounge Area - 21' 1" x 9' 5" (6.43m x 2.88m) The spacious Lounge Area has neutral decor with wall up-lighters, a white ceiling with central light fitting, floor to ceiling windows, room thermostat, TV connection and neutral fitted carpet

Dining Area - 14' 10" x 8' 8" (4.54m x 2.66m) The Dining Area has neutral decor, a white ceiling with central light fitting and neutral fitted carpet. There is a useful under-stair storage cupboard.

Kitchen Area - 10' 9" x 10' 1" (3.29m x 3.09m) The modern fitted Kitchen Area has neutral decor, a white ceiling with recessed spotlights and fitted carpets. There is a selection of high gloss wood effect under lit wall and base units with white 'Quartz' countertops inset with a stainless steel one-and-a-half bowl sink and chrome single lever mixer tap, a black glass induction hob with black glass splash back, stainless steel and glass extractor cooker hood and matching oven below, integrated dish washer, washer-dryer, fridge and freezer.

Master Bedroom - 19' 3" x 14' 5" (5.88m x 4.4m) The Master Bedroom has neutral decor with wall lights, a white ceiling with a central light fitting, triple aspect double glazed windows, TV connection point, room thermostat and neutral fitted carpet.

Dressing Room - 8' 9" x 4' 11" (2.68m x 1.52m) The Dressing Room is just off the master bedroom and features a curved wall, neutral decor, a white ceiling and ample room for wardrobes and shelves etc., there are sliding doors into the en-suite shower room.



STONE

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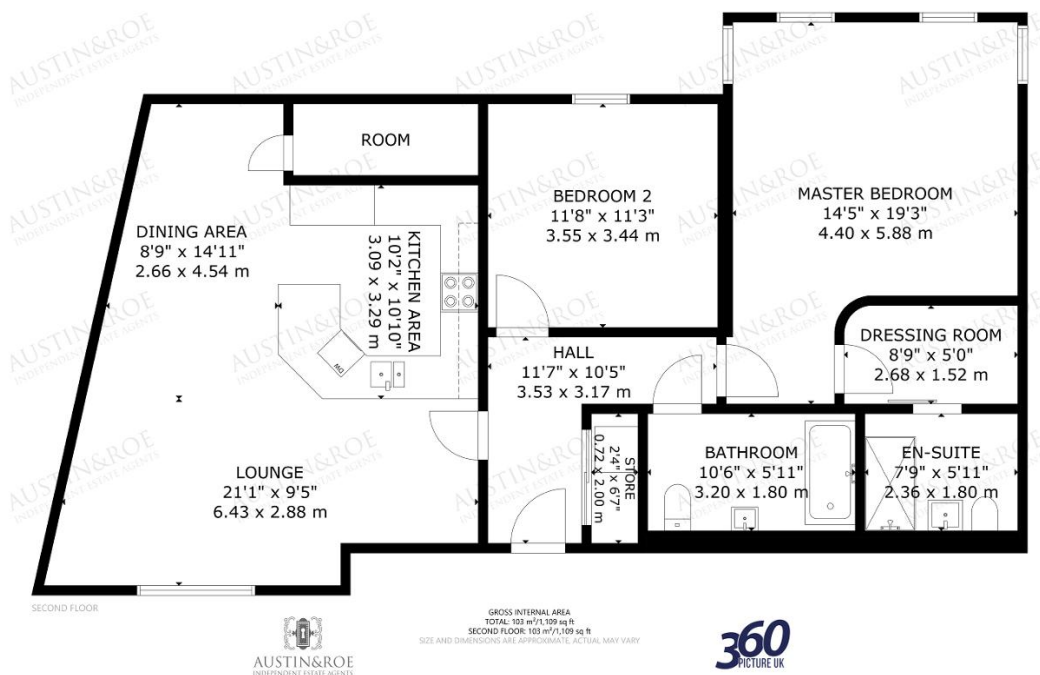
En-Suite Shower Room - 7' 8" x 5' 10" (2.36m x 1.8m) The En-Suite Shower Room benefits from full height neutral ceramic tiling with a contrast stripe to one wall, a white ceiling with flush light fittings, recessed spotlights and extractor fan and natural porcelain floor tiles. The white sanitary ware comprises a mains fed shower with "raindrop" shower head and glass shower screen, a vanity unit inset with a wash hand basin having chrome single lever mixer tap, hidden cistern WC with push button flush and a chrome wall mounted heated towel rail/radiator.

Bedroom 2 - 11' 7" x 11' 3" (3.55m x 3.44m) The Second Bedroom has neutral decor, a white semi vaulted ceiling with central light fitting, a double glazed window, a room thermostat and neutral fitted carpet.

Bathroom - 10' 5" x 5' 10" (3.2m x 1.8m) The Bathroom has full height white ceramic tiles with a contrast mid-border tile, a mirror with glass shelves, a white ceiling with recessed spot lights, an extractor fan and flush light fitting and neutral porcelain floor tiles. The white bathroom suite comprises a double ended tub with chrome single lever mixer tap, a wall mounted wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

Store Room - 6' 6" x 2' 4" (2m x 0.72m) Conveniently situated in the hallway is a large storage cupboard, perfect for outdoor clothing and shoes.





ADDITIONAL PHOTOS



ADDITIONAL INFORMATION

PENTHOUSE APARTMENT
LARGE LOFT STYLE APARTMENT
INTEGRAL APPLIANCES//FRIDGE AND FREEZER//WASHER DRYER//DISHWASHER
EPC - C
UNDERFLOOR HEATING.

The service charge is currently £107.80 per month, the ground rent was £350 per annum, however the Freehold is currently being transferred to the Management Company so will be nil. This will also allow the new owner to extend their lease to 999 years from the existing 87 years.

ENERGY EFFICIENCY

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |