



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM APARTMENT FOR SALE - £185,000

MILLSTONE COURT, STONE, STAFFORDSHIRE, ST15 8AY



KEY FEATURES

- TWO BEDROOM LUXURY APARTMENT • WITH AN ALLOCATED CAR PARKING SPACE • SPACIOUS LOUNGE • KITCHEN DINER • MASTER BEDROOM WITH EN-SUITE • FAMILY BATHROOM • GAS CENTRAL HEATING • DOUBLE GLAZING • TOWN CENTRE LOCATION CLOSE TO STATION

DESCRIPTION

Austin & Roe have great pleasure in offering for Sale this Luxury Two Bedroom Apartment on the Second Floor of Millstone Court with a parking spaces and communal gardens. Close to Morisons Supermarket, and just a two minute stroll into the centre of the Stone and walking distance to the Station.

The property comprises an Entrance Hall, Lounge, Kitchen/Diner, Master Bedroom with En-Suite Shower Room, Second Bedroom and Family Bathroom. The property benefits from gas central heating and double glazing.

The communal carpark is surrounded by gardens mainly laid to lawn with trees and shrubs.

Council Tax Band C
Mains Gas & Electric
Mains Water, Drainage and Sewerage
Broadband FTTC
Mobile Coverage
Low Risk of Flooding.

You can view the virtual tour of this lovely property on our website, Rightmove, On the Market or the internet by typing the following link into your browser:

<https://my.360picture.uk/tour/25-millstone-court>

LOCATION

The development is just off Christchurch Way.

SECOND FLOOR

Entrance Hall - 14' 3" x 6' 6" (4.35m x 2m) The property is entered via a communal entrance door, and stairs to the second floor, through the white painted wooden door into the impressive Entrance Hall. The decor is neutral with a white ceiling having twin circular 3-lamp spotlight fittings and a loft hatch giving access to the roof space, a wall mounted central heating radiator and wooden laminate flooring. There are doors opening into the kitchen, storage cupboard, lounge, family bathroom and two bedrooms.

Lounge - 16' 11" x 11' 3" (5.18m x 3.44m) The spacious Lounge has white decor, a white ceiling with twin light fittings, a double glazed "Juliet" balcony to the front aspect, a wall mounted central heating radiator, a wooden fireplace with granite effect backing and hearth inset with a coal effect electric fire, a TV connection point and wooden laminate flooring.

Kitchen/Diner - 13' 11" x 8' 11" (4.26m x 2.72m) The modern Kitchen/Diner has white decor with white splash back tiling, a white ceiling with recessed spotlights, a double glazed window to the front aspect, a wall mounted central heating radiator and wooden off white porcelain tiled flooring. There is a selection of cream full height, wall and base units topped with black granite countertops with grooved drainer and inset with a stainless steel sink and a chrome swan-neck single lever mixer tap, a four burner gas hob with an extractor fan above, a fitted double oven with space for a microwave above, an integrated fridge-freezer, dishwasher and washer-dryer.

Master Bedroom - 12' 2" x 11' 1" (3.72m x 3.38m) The Master Bedroom has a neutral decor with a contrast feature wall, a white ceiling with central 3-arm light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted



bedroom furniture and a wooden laminate flooring. There is a door opening into the en-suite shower room.

En-Suite Shower Room - 7' 7" x 4' 0" (2.32m x 1.24m) The En-Suite Shower Room benefits from full height grey ceramic tiling and waterproof boarding, a white ceiling with recessed spotlights and extractor fan, a wall mounted central heating radiator/towel rail, a wall mounted bathroom cabinet, fixed mirror and porcelain floor tiles. The white sanitary ware comprises a mains fed shower with both standard and raindrop shower head and glass shower screen, a vanity unit inset with a wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

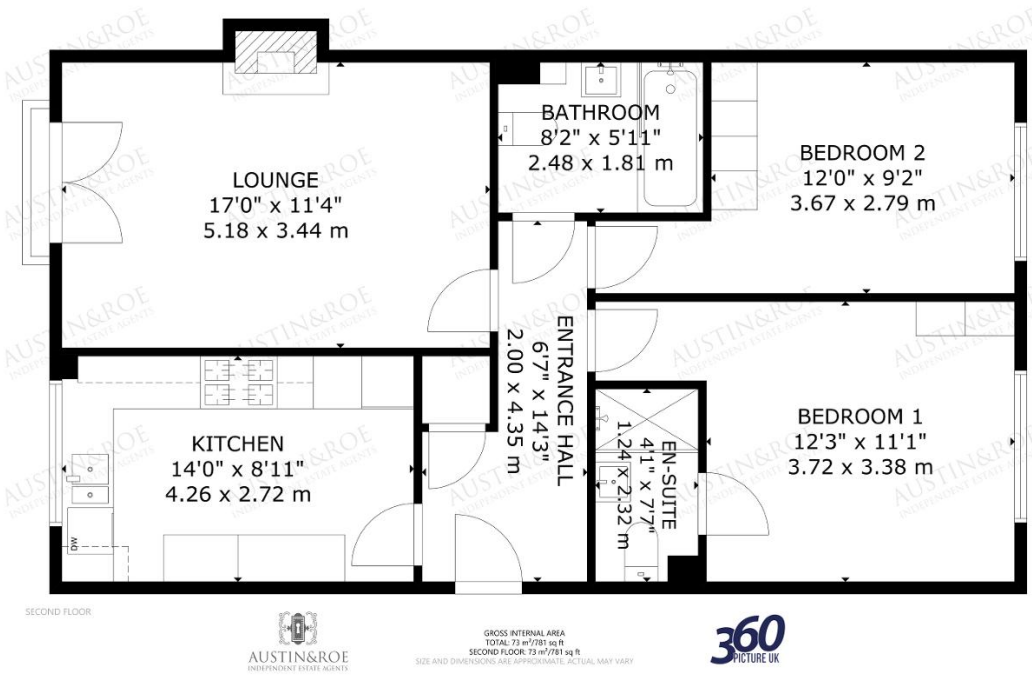
Bedroom 2 - 12' 0" x 9' 1" (3.67m x 2.79m) The Second Bedroom has a contemporary multi-grey wall covering, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted wardrobes and wooden laminate flooring.

Family Bathroom - 8' 1" x 5' 11" (2.48m x 1.81m) The Family Bathroom benefits from full height tiling and matching waterproof boarding, a white ceiling with recessed spotlights and an extractor fan, a gas central heating radiator and porcelain floor tiles. The white bathroom suite comprises a shower bath with mains fed shower with both standard and raindrop shower heads and glass shower screen, a wall mounted vanity unit inset with a wash hand basin with chrome single lever mixer tap and a wall mounted bathroom cabinet above and a low-level close coupled WC with push button flush.

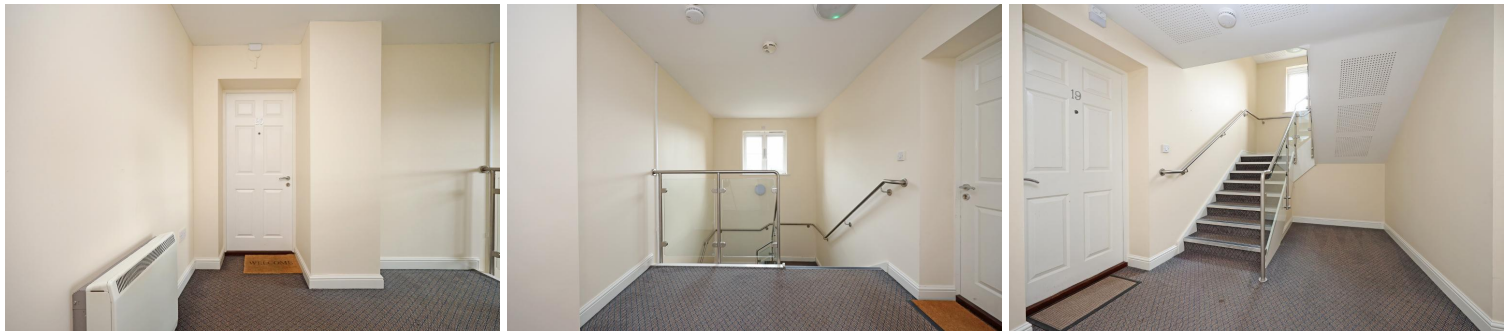
EXTERIOR

Outside Areas - The car park and the communal gardens surrounding the apartments are kept pristine.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

