



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM APARTMENT FOR SALE - £169,000

LIMELOCK COURT, STONE, STAFFORDSHIRE, ST15 8GX



KEY FEATURES

- 2 BEDROOM GROUND FLOOR APARTMENT • MODERN KITCHEN AND BATHROOM • MASTER BEDROOM WITH EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • SECURE COMMUNAL ENTRANCE • ALLOCATED PARKING • CLOSE TO LOCAL AMENITIES • NO CHAIN

DESCRIPTION

Austin & Roe have pleasure in offering For Sale this modern Ground Floor apartment with allocated parking, backing on to the Trent and Mersey Canal in the Market Town of Stone, close to all of the local amenities.

The Apartment is located on the ground floor and benefits from having a private access door directly in to the Living Room from Newcastle Road, and also a secure door entry system and communal entrance to the rear.

The Property Comprises The Hallway, Kitchen, Living Room, Bathroom, Master Bedroom with En-Suite and a further Double Bedroom.

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

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/1-hayes-house>

LOCATION

Take Newcastle Road B5027 out of Stone and you will find Limelock Court on your right just after the Railway bridge.

GROUND FLOOR

Hallway - 12' 5" x 6' 0" (3.81m x 1.83m) The Property is entered via a secure communal area, in to the Hallway, with telephone intercom system, thermostat, neutral decor, a white ceiling with recessed spot lights, a wall mounted central heating radiator, oak veneer doors opening in to the Kitchen, Living Room, Bathroom, Bedroom 1 and Bedroom 2, and light grey fitted carpet.

Kitchen - 12' 7" x 9' 1" (3.86m x 2.79m) The Modern Kitchen has neutral decor, a white ceiling with recessed spot lights, a double glazed window, a wall mounted central heating radiator and black and white patterned floor tiles.

There is a selection of high gloss white wall and base units with granite effect countertop and black brick effect splash back, inset with a stainless steel one-and-a-half bowl sink, drainer and chrome mixer tap, a stainless steel five-burner gas hob with matching oven below and extractor cooker hood above. There is space and plumbing for a washing machine, dishwasher and fridge-freezer.

Living Room - 14' 9" x 11' 7" (4.52m x 3.55m) The Living Room has pale neutral decor, a white ceiling with a central 3 lamp light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a TV connection point and wooden laminate flooring. An external door opens to the front of the property with direct access to the pavement on Newcastle Road.

Family Bathroom - 7' 2" x 5' 10" (2.2m x 1.79m) The Modern Family Bathroom has neutral decor with full height tiling behind the sanitary ware and in the bathing/showering area, a white ceiling with recessed spot lights, an extractor fan, a wall mounted black heated towel rail and white tiled flooring. The white bathroom suit comprises a panel bath with a chrome single lever mixer tap, a mains fed shower above



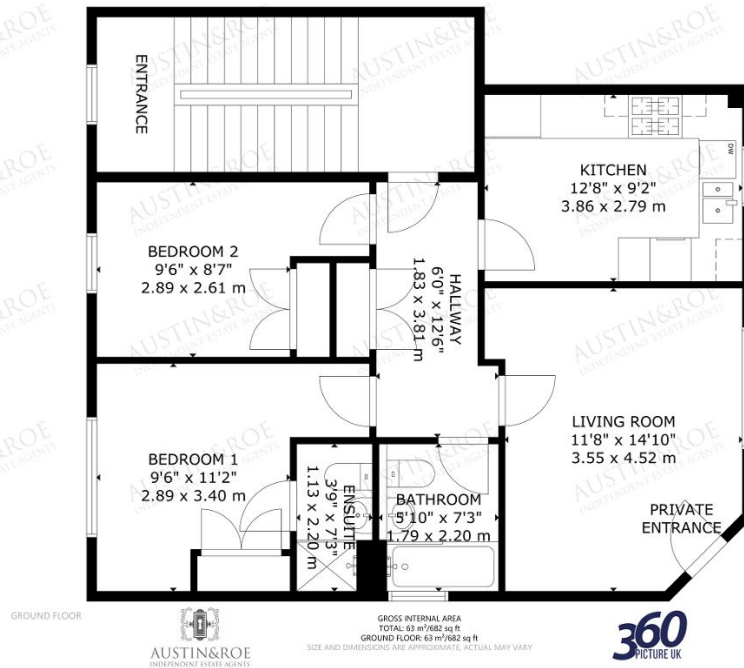
and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush

Master Bedroom - 11' 1" x 9' 5" (3.4m x 2.89m) The Master Bedroom has neutral decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection and pale grey fitted carpets. A door opens in to the En Suite.

En Suite - 7' 2" x 4' 3" (2.2m x 1.3m) The En-Suite shower room has neutral decor, with full height white tiling to one wall and full height feature mosaic tiling to the showering area, a white ceiling with recessed spot lights, a black wall mounted heated towel rail and white tiled flooring. The bathroom suite consists of a mains fed chrome shower with glass screen, a white pedestal wash hand basin with a chrome single lever mixer tap and shaving power sockets above and a closed coupled WC with push button flush.

Bedroom 2 - 9' 5" x 8' 6" (2.89m x 2.61m) Bedroom 2 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a built in double wardrobe and light grey fitted carpets.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

