



AUSTIN&ROE
INDEPENDENT ESTATE AGENTS

SELECTION OF 6 APARTMENTS FOR SALE - OFFERS OVER £595,000

NEWCASTLE ROAD, STONE, STAFFORDSHIRE, ST15 8LB



KEY FEATURES

- BLOCK OF SIX APARTMENTS • TWO 1 BED APARTMENTS • FOUR 2 BED APARTMENTS • FOUR GARAGES • OFF ROAD PARKING • TOWN CENTRE LOCATION • GOOD COMMUTER LINKS • ALL APARTMENTS ARE CURRENTLY LET

DESCRIPTION

Austin & Roe have great pleasure in offering to the sales market this detached Victorian apartment building arranged over four floors as six 1 & 2 bedroomed apartments with four garages in all and off-road parking, located in the heart of Stone Town Centre.

Apartment 1 - Current Rent £650.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/2278-0957-7220-4205-0960>

Apartment 2 - Current Rent £725.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/8676-7924-4070-3332-4992>

Apartment 3 - Current Rent £795.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/8580-7929-4120-4318-4292>

Apartment 4- Current Rent £750.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/8616-7924-4120-4352-4992>

Apartment 5 - Current Rent £475.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/0937-2856-7758-9705-3871>

Apartment 6- Current Rent £575.00 per month

<https://find-energy-certificate.service.gov.uk/energy-certificate/9545-2837-7192-9998-7451>

Mains Electricity & Gas

Mains Water, Drains and Sewerage

Broadband FTTC

Mobile Coverage

Low risk of flooding.

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

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

LOCATION

The apartment block is situated on the Newcastle Road in the heart of Stone, only a short walk from the High Street and railway station.

GROUND FLOOR

Apartment 2 (2 Bed) - Apartment 2 is located on the Ground Floor, comprising:

Entrance Hall (2.51m x 1.18m)

Neutral décor, pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

Living Room (3.94m x 5.11m)

Neutral décor, central pendant light fitting, large bay window with front aspect, wall mounted central heating radiator and grey fitted carpet.

Kitchen (2.96m x 3.99m)

Neutral décor, central pendant light, a double glazed window to the rear aspect, wall mounted central heating radiator, two original pantry cupboards, wood effect vinyl flooring. A range of white gloss wall and base units with granite effect countertop inset with stainless steel sink, electric hob and extractor hood, integrated oven, spaces for washing machine and fridge freezer.

Bathroom (2.00m x 2.90m)

Benefits from full height ceramic wall tiling, a double glazed window to



STONE

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the rear aspect, recessed spot lights, grey ceramic tiled flooring. White bathroom suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc with push button flush.

Hallway (3.13m x 5.46m)
Neutral décor, pendant light fitting, wall mounted central heating radiator, double glazed door leading to the rear aspect and grey fitted carpet.

Bedroom 1 (4.85m x 4.04m)
Neutral décor, a double glazed window to the side aspect, central pendant light fitting, original ornate fire surround, wall mounted central heating radiator and grey fitted carpet.

Bedroom 2 (5.39m x 4.16m)
Double glazed windows to the front, side and rear aspects, central pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

Apartment 4 (2 Bed) - Apartment 4 is located on the Ground Floor.

Kitchen (2.75m x 3.77m)
Neutral décor, central pendant light, double glazed windows to the rear and side aspects, double glazed door to the rear, wall mounted central heating radiator, tiled effect vinyl flooring. A range of white gloss wall and base units with granite effect countertop inset with stainless steel sink, electric hob and extractor hood, integrated oven, spaces for washing machine and fridge freezer.

Hallway (5.45m x 0.89m)

Living Room (4.75m x 5.11m)
Neutral décor, central pendant light fitting, large bay window with front aspect, wall mounted central heating radiator and grey fitted carpet.

Bathroom (2.21m x 2.74m)
Benefits from full height ceramic wall tiling, a double glazed window to the rear aspect, central light fitting, grey ceramic tiled flooring. White bathroom suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc with push button flush.

Bedroom 1 (4.10m x 5.29m)
Neutral décor, a double glazed bay window to the front aspect, central pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

Bedroom 2 (3.66m x 4.56m)
Neutral décor, a double glazed window to the rear aspect, central pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

FIRST FLOOR

Apartment 1 (1 Bed) - Apartment 1 (1 Bed)
Entering the Property from the Ground floor, stairs rise to the first floor landing.

Kitchen (4.15m x 5.27m)
The light & bright open plan Kitchen & Living Room benefits from white décor, a large bay window to the front aspect, central heating radiator and a combination of vinyl & fitted carpet flooring.
There are a range of white high gloss base and wall units, with granite effect countertop, inset with a stainless steel sink, electric hob with extractor hood above and an integrated oven.

Bedroom (4.12m x 4.39m)
Neutral décor, a double glazed window to the front aspect and grey fitted carpet.

Stairs and Landing (2.37m x 1.44m)

Bathroom (2.37m x 2.81m)
Benefits from full height wall tiling, a double glazed window to the front aspect with central heating radiator below, and ceramic tiled flooring. The sanitaryware consists of a panel bath with shower over & glass screen, a pedestal wash hand basin and a close coupled WC.

Apartment 5 (1 Bed) - Apartment 5 is located on the First Floor.

Kitchen / Living Room (4.02m x 3.76m)
Decked access from the rear in to the Kitchen.
Neutral décor, central pendant light, a double glazed window and door to the rear aspect, wall mounted central heating radiator, wood effect vinyl flooring. A range of white gloss wall and base units with granite effect countertop inset with stainless steel sink, electric hob and extractor hood, integrated oven, spaces for washing machine and fridge freezer.

Bathroom (2.09m x 2.66m)

Benefits from full height ceramic wall tiling, a double glazed window to the rear aspect, central light fitting, grey ceramic tiled flooring. White bathroom suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc with push button flush.

Bedroom (3.76m x 4.55m)
Neutral décor, a double glazed window to the rear aspect, central pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

Apartment 3 (2 Bed) - Apartment 3 is entered from the Ground Floor, with accommodation on the First and Second Floors.

Living Room (4.14m x 5.58m)
Neutral décor, central pendant light fitting, large double glazed bay window with aspect to the front, wall mounted central heating radiator, grey fitted carpet.

Kitchen Diner (4.82m x 5.27m)
Light and airy room, neutral décor, central pendant light fitting, large double glazed bay window, wall mounted central heating radiator, grey fitted carpet with vinyl wood effect flooring in the kitchen area.
There are a range of white gloss wall and base units with a granite effect counter top inset with stainless steel sink, electric hob with extractor above, integrated oven and space for a washing machine and fridge freezer.

Bathroom (2.40m x 2.68m)
Benefits from full height ceramic wall tiling, a double glazed window to the rear aspect, central light fitting, grey ceramic tiled flooring. White bathroom suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc with push button flush.

Bedroom 1 (3.69m x 5.58m)
Neutral décor, a double glazed window to the rear aspect and velux roof window to the front, two pendant light fittings, wall mounted central heating radiator and grey fitted carpet.

Bedroom 2 (3.16m x 3.78m)
Neutral décor, two double glazed window to the front and rear aspects, pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

Apartment 6 (1 Bed) - Decked access from the rear in to the Kitchen.

Kitchen (3.39m x 3.95m)
Neutral décor, central pendant light, a double glazed window and door to the rear aspect, wall mounted central heating radiator, wood effect vinyl flooring. A range of white gloss wall and base units with granite effect countertop inset with stainless steel sink, electric hob and extractor hood, integrated oven, spaces for washing machine and fridge freezer.

Hallway (3.08m x 5.41m)

Living Room (4.06m x 4.03m)
Neutral décor, central pendant light fitting, double glazed window to the side aspect, wall mounted central heating radiator and grey fitted carpet.

Bathroom (2.00m x 2.90m)
Benefits from full height ceramic wall tiling, a double glazed window to the rear aspect, central pendant light fitting, grey ceramic tiled flooring. White bathroom suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc with push button flush.

Bedroom (4.06m x 4.11m)
Neutral décor, a double glazed window to the rear aspect, central pendant light fitting, wall mounted central heating radiator and grey fitted carpet.

BASEMENT

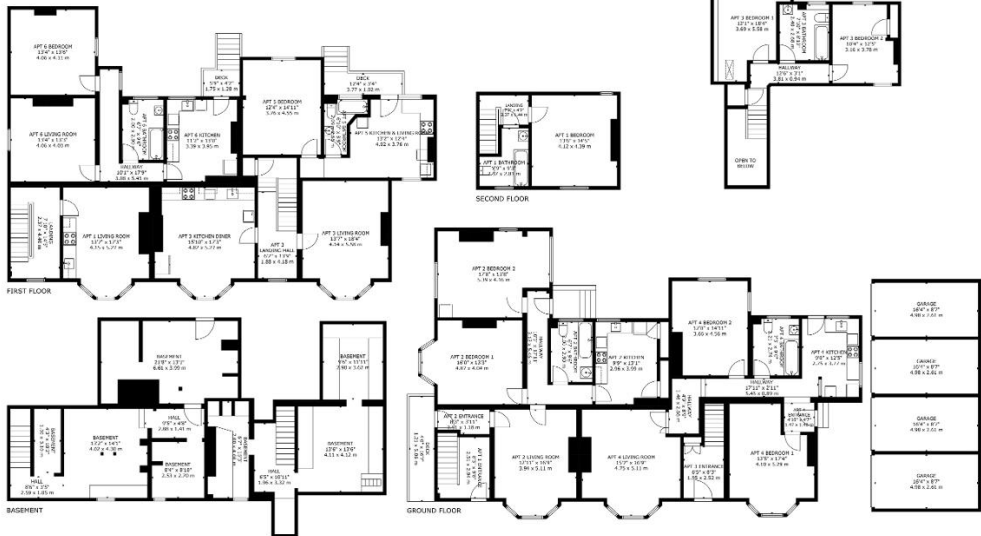
Basement - The Basement spans the whole footprint of the building, and is in an original unfinished state. Potential refurbishment opportunity.

EXTERIOR

Garages - 4no. Garages each measure 4.98m x 2.61m
Metal 'up and over' secure doors.

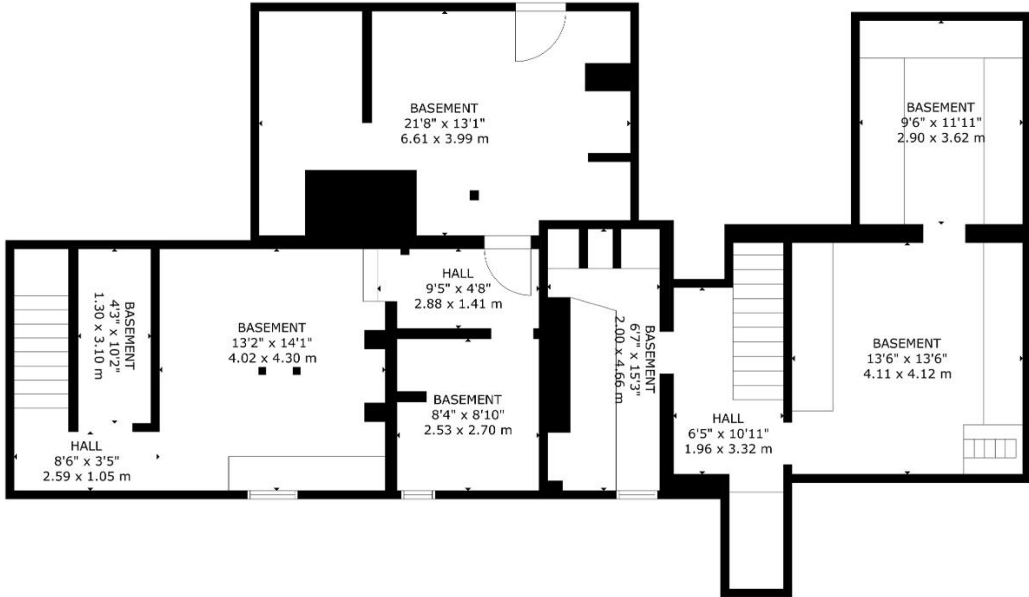
External Spaces - The front of the property is located on the pedestrian pavement, there is a gravelled access road to the side, leading to a large walled parking area, with garages, refuse areas and rear access in to the building.





GROSS INTERNAL AREA
TOTAL: 586 m²/6,305 sq ft
BASEMENT: 117 m²/1,254 sq ft, GROUND FLOOR: 200 m²/2,149 sq ft
FIRST FLOOR: 196 m²/2,113 sq ft, SECOND FLOOR: 73 m²/789 sq ft
EXCLUDED AREAS: GARAGE: 54 m²/584 sq ft, DECK: 12 m²/132 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

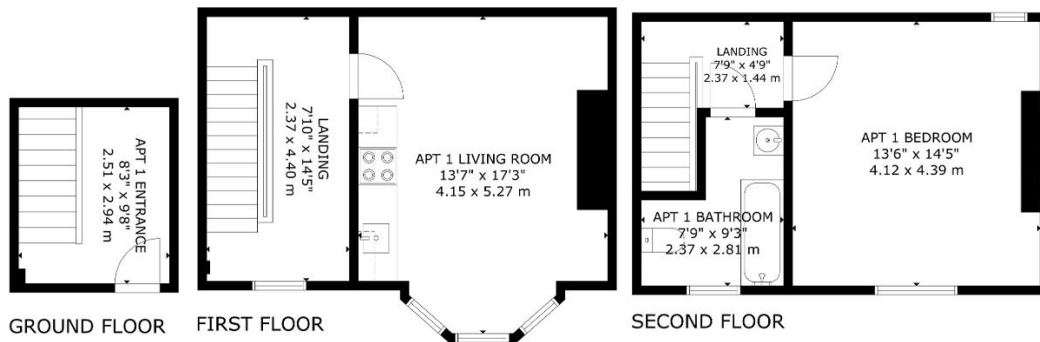
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BASEMENT

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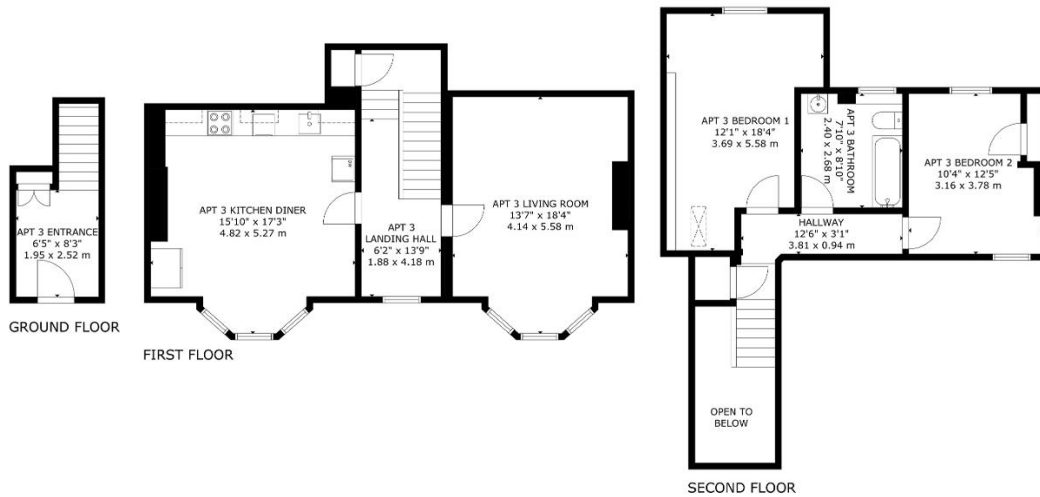
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APT 1

GROSS INTERNAL AREA
TOTAL: 67 m²/720 sq ft
GROUND FLOOR: 7 m²/79 sq ft, FIRST FLOOR: 31 m²/334 sq ft, SECOND FLOOR: 29 m²/314 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

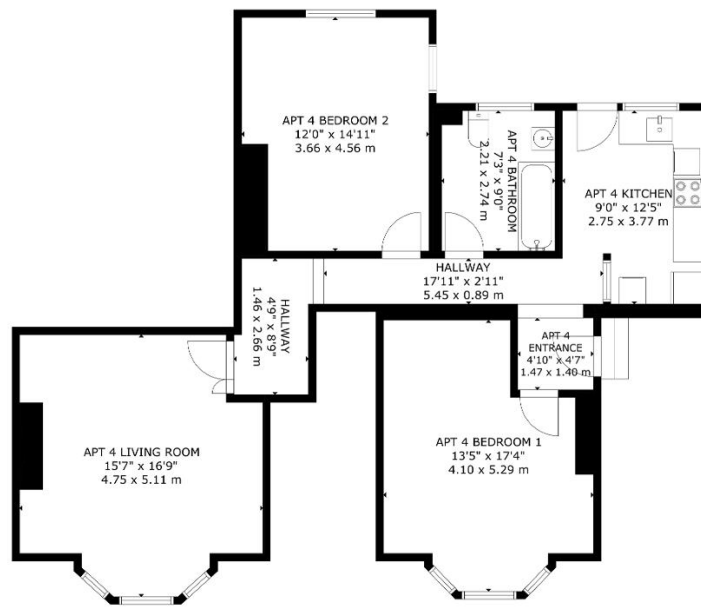
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APT 3

GROSS INTERNAL AREA
TOTAL: 199 m²/1,176 sq ft
GROUND FLOOR: 7 m²/78 sq ft, FIRST FLOOR: 58 m²/623 sq ft, SECOND FLOOR: 44 m²/475 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

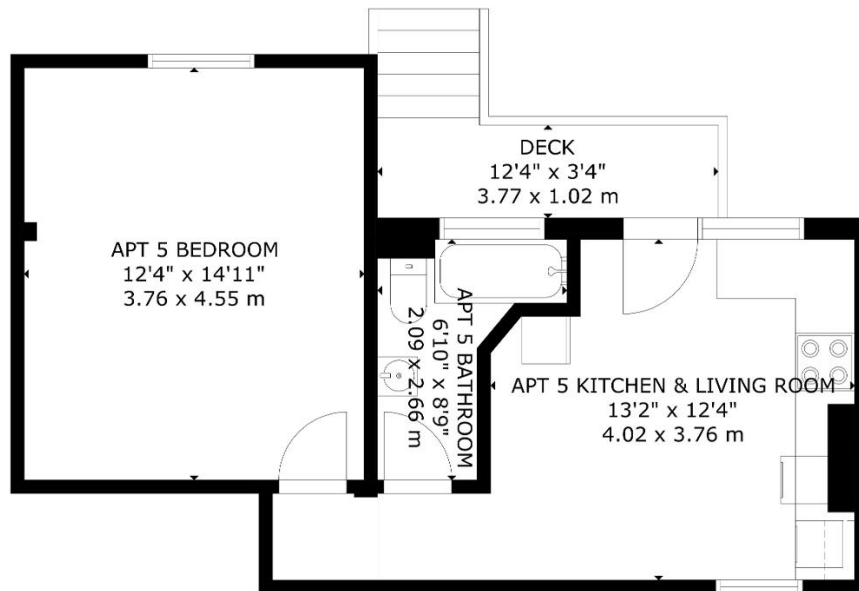
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APT 4

GROSS INTERNAL AREA
TOTAL: 86 m²/924 sq ft
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

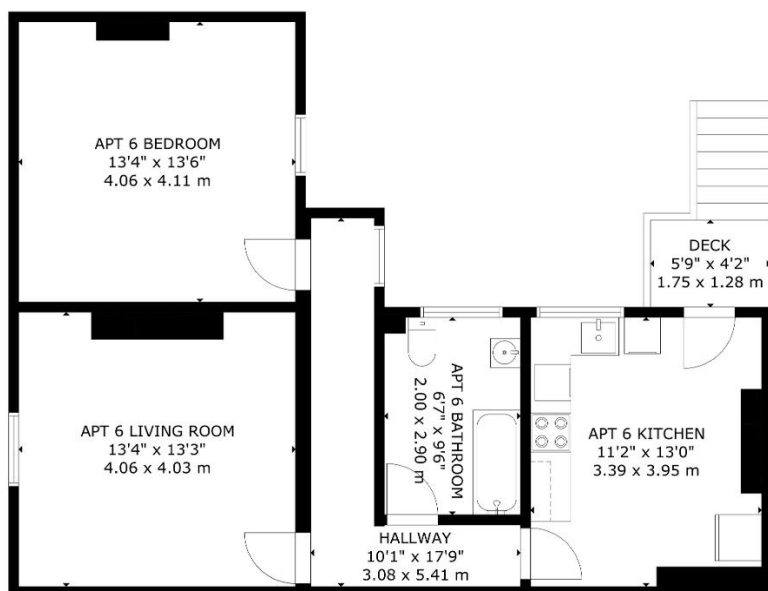
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APT 5

GROSS INTERNAL AREA
TOTAL: 39 m²/419 sq ft
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EXCLUDED AREAS: DECK: 4 m²/42 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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APT 6

GROSS INTERNAL AREA
TOTAL: 62 m²/672 sq ft
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EXCLUDED AREAS: DECK: 2 m²/24 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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ADDITIONAL PHOTOS

