



Flat 33, The Moorings Stafford Street, Stone

£95,000 Leasehold



Recently re-decorated and re-carpeted ground floor one bedroom apartment located in The Moorings. • Having great living space with light lounge diner opening into a modern kitchen with built in appliances. • Fabulous sized bedroom with large dressing room having built in wardrobe space. • Contemporary shower room with walk in shower, WC and sink unit. • The Moorings is a great location for the amenities Stone has to offer, with lovely communal gardens and canal side living.



Rare as rubies and just as sought after, the jewel in Stone's crown twinkles once more. The Moorings offers you an excellent, freshly decorated and carpeted ground floor apartment for those of us lucky enough to be over the age of 55 years. Situated in the older part of The Moorings on the ground floor this apartment offers you the best of both worlds, being close into Stone Town Centre yet a nice distance away to give a peaceful lifestyle. Practically perfect in every way, with a spacious entrance hallway leading into a light living dining room with feature electric fireplace opening into a modern kitchen with built in Fridge, Freezer, Electric Siemens Oven, Electric Hob and even a microwave. With one bedroom having its very own dressing room with built in wardrobe, the dressing room could be versatile in use and would lend itself nicely to a study. A contemporary shower room has walk in shower with WC and sink unit. A useful storage cupboard is handy extra space for bits and bobs. The gardens are communal with pretty seating areas and beautiful canal side views, ideal to watch the world go by. The Moorings is a fabulous base for Stone Town Centre with stylish social space, laundry room along with ample parking for yourself and visitors. This apartment really is a great blend of solo independence mixed with friendly community living.



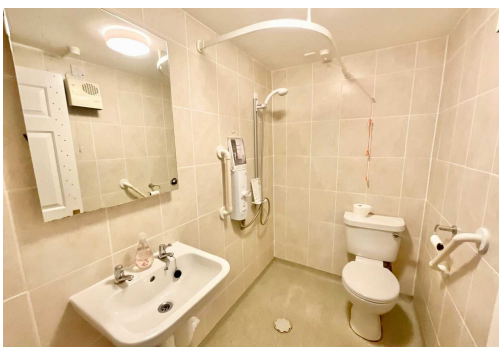
Desirable ground floor apartment for over 55s in Stone Town Centre. Freshly decorated, modern kitchen, spacious living area and communal gardens, social spaces, and ample parking. Enjoy independent living in a friendly community setting.

Council Tax band: A

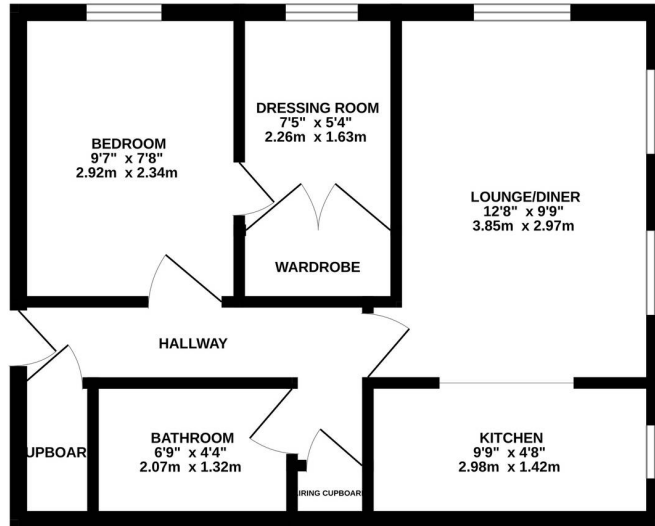
Tenure: Leasehold

EPC Energy Efficiency Rating: C

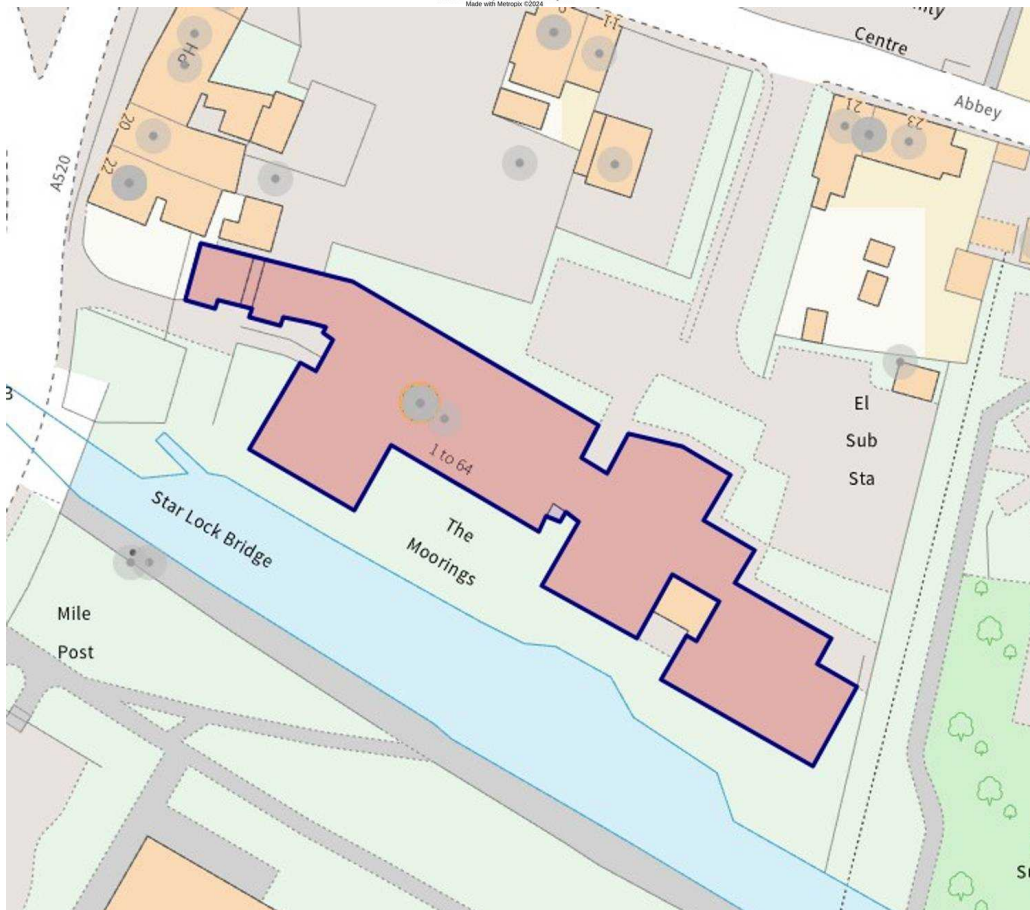
EPC Environmental Impact Rating: C



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 375 sq.ft. (34.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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