

## 61 Kingsland Road, Stone

£100,000 Leasehold



First-floor one bedroom flat which offers elevated views of the beautifully kept communal gardens. • The heart of the home is perfect for cooking, entertaining, or simply kicking back in style. • The bedroom is a peaceful spot with a fitted wardrobe and leafy garden views to start your day on a great note. • A secure, low-maintenance home, ideal for jet-setters, savvy investors, or first-time buyers ready to climb the property ladder. • Situated on the edge of Aston Lodge Parkway, you'll have town convenience, well-kept surroundings, and allocated parking with visitor spaces.





Looking for a smart move? Whether you're a first-time buyer ready to invest in your future, an investor chasing strong yields, or a jetsetter in need of the ideal 'lock-up-and-leave', this first-floor apartment is a winning choice. Set within a small, well-maintained complex on the edge of Aston Lodge Parkway, this property has style, security, and simplicity. Step inside to discover open plan living at its finest, a space where you can cook, entertain, or unwind with ease, all while enjoying charming garden views from both the living area and the bedroom. The bedroom, complete with a fitted wardrobe, offers plenty of storage, while the modern bathroom features a walk-in shower. Security is top-notch, with secure entry doors and an intercom system for peace of mind. Outside, you'll find allocated parking, visitor spaces, and beautifully kept communal gardens to enjoy. With everything in place to tick all the right boxes, this property is a sure thing. Don't miss out...call James Du Pavey now to secure your stake and make this smart investment yours!





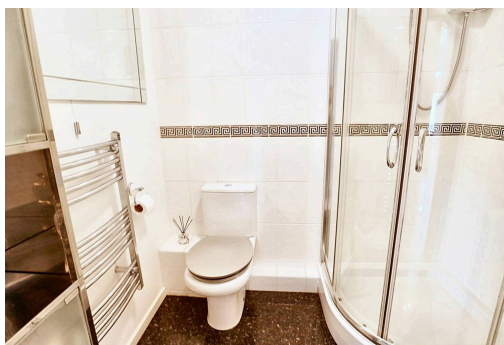
1st floor apartment near Aston Lodge Parkway. Open plan living, garden views, secure parking, modern bathroom. Ideal for first-time buyers, investors, or jetsetters. Contact James Du Pavey to view!

Council Tax band: A

Tenure: Leasehold

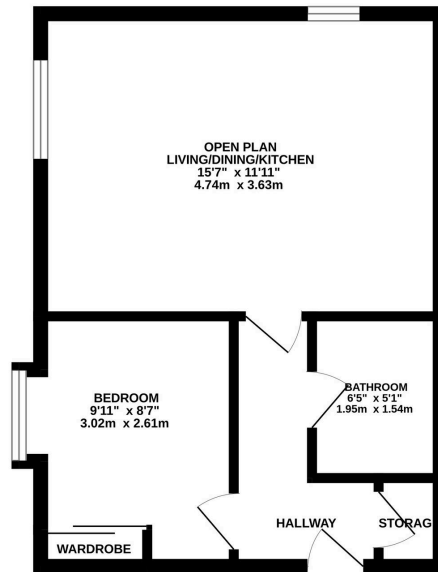
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 346 sq.ft. (32.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission on the floorplan. This plan is for illustrative purposes only and should be used as a guide only 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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