



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

1 BEDROOM MAISONETTE FOR SALE - £145,000

ST MARYS MEWS, STONE, STAFFORDSHIRE, ST15 8BU



KEY FEATURES

- SPACIOUS FIRST FLOOR APARTMENT • LARGE DOUBLE BEDROOM WITH BALCONY • FEATURE DOUBLE HEIGHT WINDOW • OPEN PLAN KITCHENETTE • SEPARATE STORE ROOM AND LAUNDRY ROOM • OWN ENTRANCE AND BALCONY • TOWN CENTRE LOCATION • ALLOCATED PARKING

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe have pleasure in offering For Sale this modern First Floor Maisonette apartment with allocated parking in a unique central location of the Market Town of Stone, close to the Railway station and only a short stroll from the High Street with its Supermarkets, Bars and Restaurants.

The Property comprises an Entrance Porch, Hallway with Store Room and Laundry Room, Bathroom, Living Room and Kitchenette on the Ground Floor; to the First Floor is the Bedroom with balcony and a separate WC.

The Property benefits from gas central heating and double glazing.

Council Tax Band B

Mains Electric and Gas

Mains Water, Drains & Sewerage.

Broadband FTTC

Mobile coverage.

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

<https://my.360picture.uk/tour/7-saint-marys-mews>

LOCATION

From Granville Square head North West on Station Road, turn left at Regency House Dental Practice / St. Dominic's Primary School, on to the shared Car Park. Follow around to the far end, the Property is on your right.

GROUND FLOOR

Porch - 5' 1" x 5' 5" (1.57m x 1.67m) The Property is accessed via an external flight of stairs from the Car Park, on to the First Floor balcony with storm canopy above. In to the Porch, with grey décor, a white ceiling with central light fitting, grey fitted barrier carpet and a blue glazed front door with glazed side panels. A door opens in to the Porch.

Store - 7' 2" x 2' 11" (2.19m x 0.9m) The Store is accessed from the porch and has exposed blockwork walls.

Hallway - 10' 11" x 8' 9" (3.33m x 2.67m) The Hallway has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator and grey fitted carpet. Doors open in to the Laundry, Bathroom and Living Room.

Laundry - 3' 6" x 4' 1" (1.09m x 1.25m) The Laundry has neutral décor, a white ceiling with central light fitting and grey fitted carpet. There is a granite effect countertop with space and plumbing below for a washing machine and power points above.

Living Room - 16' 1" x 17' 10" (4.93m x 5.45m) The impressive double height Living Room has neutral décor, a white ceiling with central light fitting cut back to provide a double height space showcasing the large double height arched window, two wall mounted central heating radiators and laminated wooden flooring.

Kitchenette - 10' 6" x 6' 8" (3.22m x 2.05m) The Kitchenette is open to the Living Room, it has neutral décor, a white ceiling with mounted spot lights, a neutral tiled splashback and slate ceramic tiled flooring. There are a range of wood effect wall and base units, with a granite effect countertop and upstand inset with a stainless steel under counter sink with chrome mixer tap, a glass electric hob with stainless steel extractor hood above and integrated oven below, integrated



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dishwasher and fridge freezer.

Bathroom - 9' 3" x 9' 1" (2.82m x 2.77m) The Bathroom has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator, neutral wall tiles in the bathing area and wash hand basin splashback, and a slate coloured ceramic tiled floor. The white sanitaryware consists of a shower bath with curved glass screen, chrome taps and shower fittings, a wood effect vanity unit with inset wash hand basin with chrome mixer tap, and a concealed cistern WC with push button flush.

FIRST FLOOR

Stairs and Landing - 9' 3" x 3' 0" (2.84m x 0.93m) The Stairs rise from the Hallway to the floor above with a quarter turn, white painted balustrade and handrail, neutral décor and grey fitted carpet. The landing has a sloped ceiling with central light fitting, and doors opening in to the WC and Bedroom.

Bedroom - 15' 8" x 12' 9" (4.78m x 3.9m) The Bedroom has neutral décor, a vaulted ceiling with recessed spot lights and roof windows, low level central heating radiators, a solid plastered balcony with wooden top rail and grey fitted carpet. The Bedroom is open to the Living Room below.

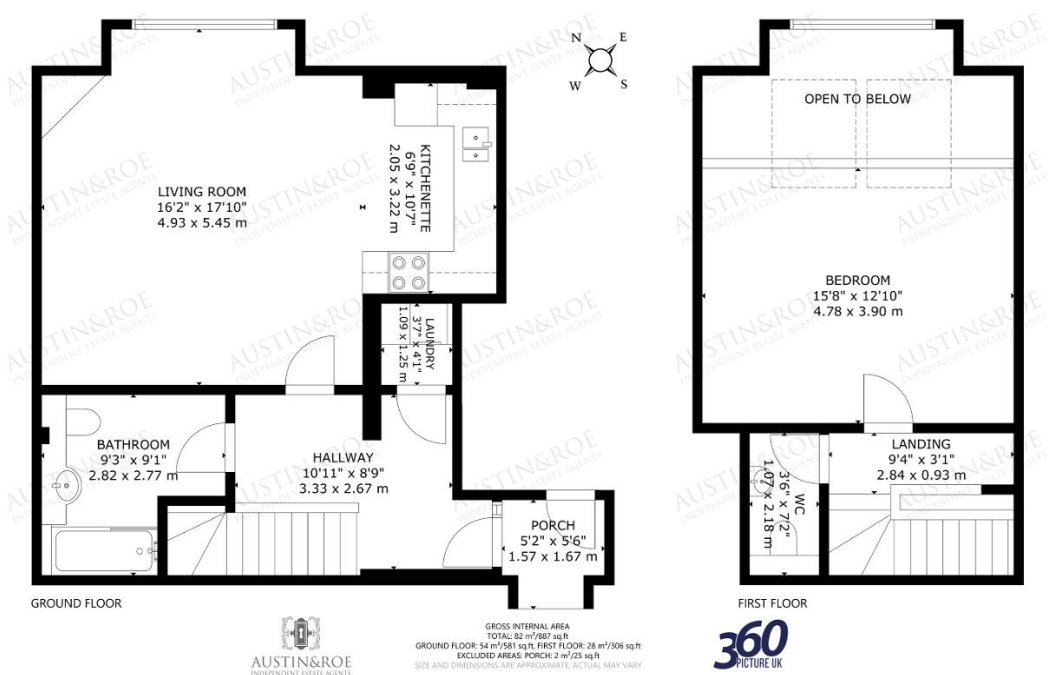
WC - 7' 1" x 3' 6" (2.18m x 1.07m) The WC has neutral décor, a sloped ceiling with central light fitting, a wall mounted central heating radiator, and grey fitted carpet. The sanitaryware consists of a pedestal wash hand basin with chrome mixer tap, and a wood effect vanity unit with concealed cistern WC and push button flush.



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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		