Tinsley Garner
independent property expertise



# 22 Cameron Wharf, Newcastle Street, Stone, ST15 8JX

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£199,950

A stylish and well presented first floor floor apartment in a sought after modern development, overlooking the canal and conveniently located just a few minutes walk from Stone town centre, close to local amenities, railway station, restaurants and pubs. With accommodation comprising: entrance hall, spacious living room diner with canal side balcony, fully fitted kitchen with appliances, two bedrooms and bathroom. Also benefitting from double glazing throughout, gas combi central heating, allocated and visitor parking.
Early viewing recommended - NO UPWARD CHAIN







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Communal Entrance
With secure entry intercom system, allocated mailbox and stairs to the first floor.

Apartment Hallway
A solid wooden door with spy hole opens to the good size hallway with carpet, central heating thermostat, radiator and doorway to the lounge diner.

Lounge Diner
A large open plan living area with ample space for relaxing and dining. Offering aluminium powder coated double glazed French doors with side windows opening to a balcony having space for a table and chairs enjoying a sunny westerly aspect with open views over the canal and boat yard. With oak wood effect laminate flooring, TV satellite and telephone connections, two radiators, doorways to the kitchen and inner hallway.

Kitchen
Fitted with a range of wood effect wall and floor units, contrasting work surfaces with tiled splash-back and inset 1½ bowl stainless sink sink and drainer with chrome swan neck mixer tap. Aluminium powder coated double glazed window to the front aspect, tiled floor, radiator and wall mounted Worcester Greenstar 25i gas condensing combi central heating boiler.

Appliances include: stainless steel gas hob with matching splash-back and extractor hood with light above, integral electric oven and washer dryer. Space for an upright free standing fridge freezer.

Inner Hall
With carpet, doorways to both bedrooms and the bathroom.

Bedroom One
A spacious double bedroom with aluminium powder coated double glazed window overlooking the canal, fitted sliding door wardrobes and storage to one wall, radiator and carpet.

Bedroom Two
With aluminium powder coated double glazed window to the front elevation, fitted mirror sliding door wardrobe, carpet and radiator.

Bathroom
Fitted with a white suite comprising: 'P' shape bath, panel and shower screen with chrome shower head mixer tap, wall mounted wash hand basin with chrome mixer tap, low level push button WC. Part tiled walls, shaver point, extractor fan, radiator and tiled floor.

Outside
This modern and smart development is approached via a large block paved driveway with resident reserved parking plus additional visitor parking. The apartment has one reserved space.

General Information
Tenure: Leasehold - 125 years from 2003

Services Charge: £2528.84 p.a.

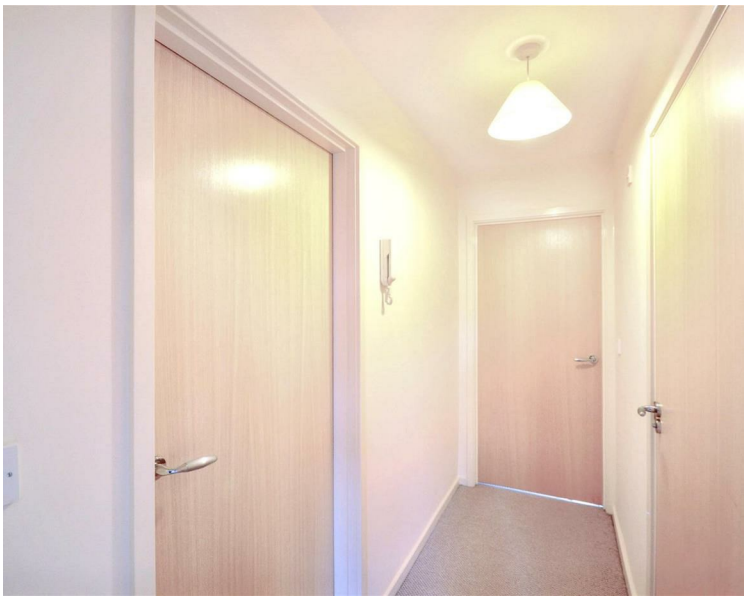
Ground Rent: £200.00 p.a.

Council Tax Band C

Services
Mains gas, water, electricity and drainage.
Gas combi central heating.

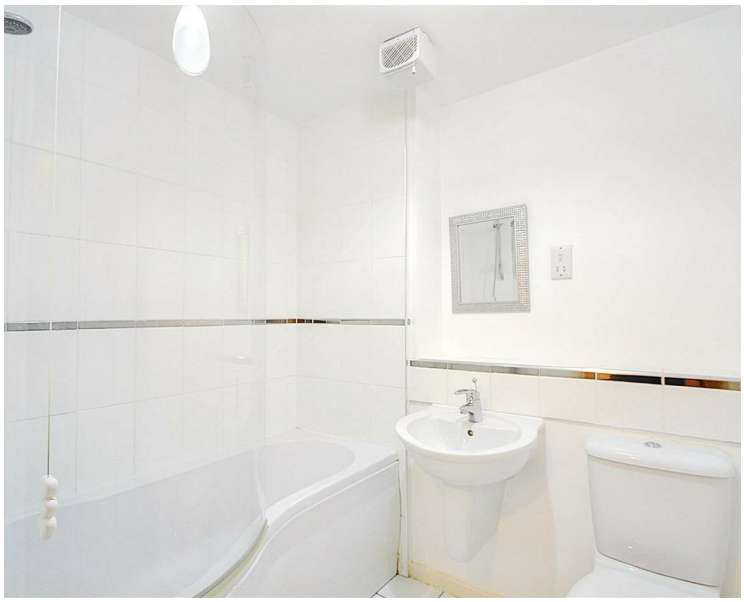
Viewings
Strictly by appointment via the agent.

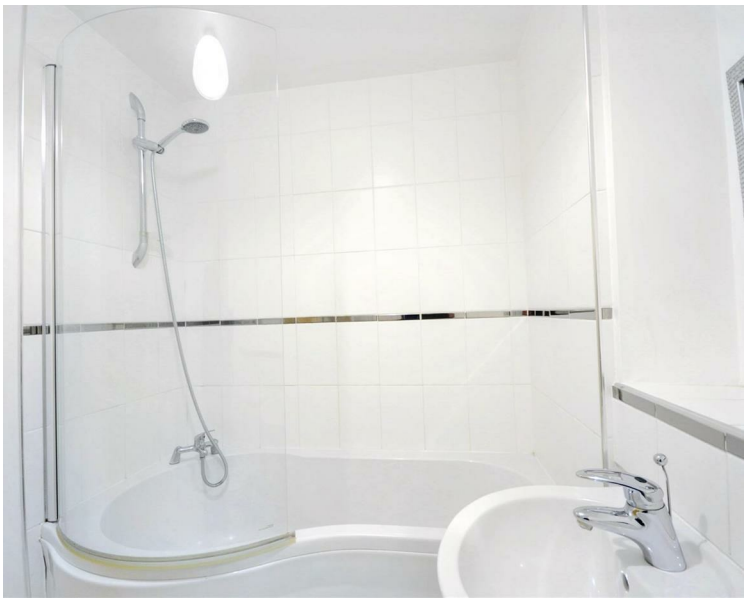




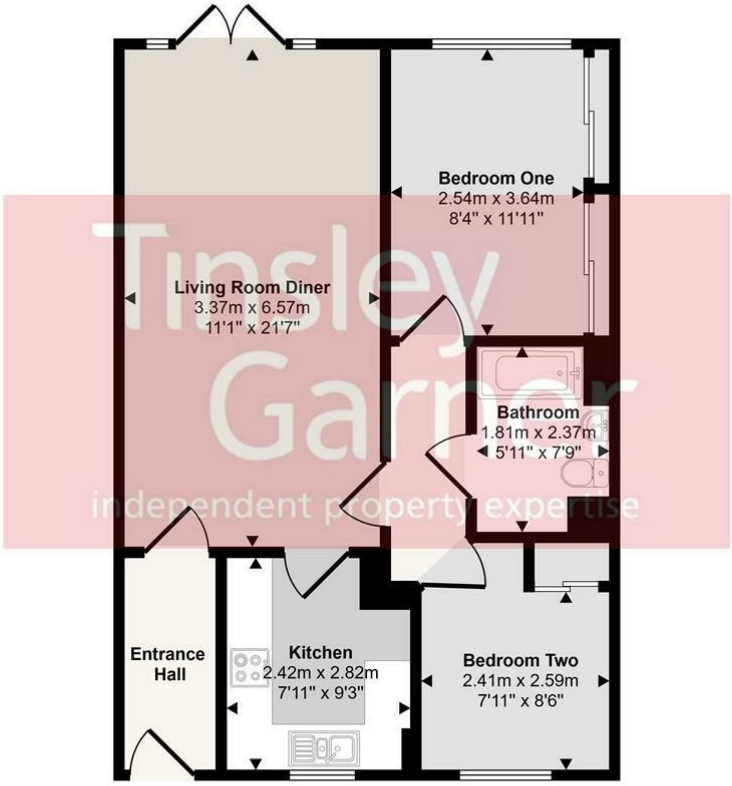






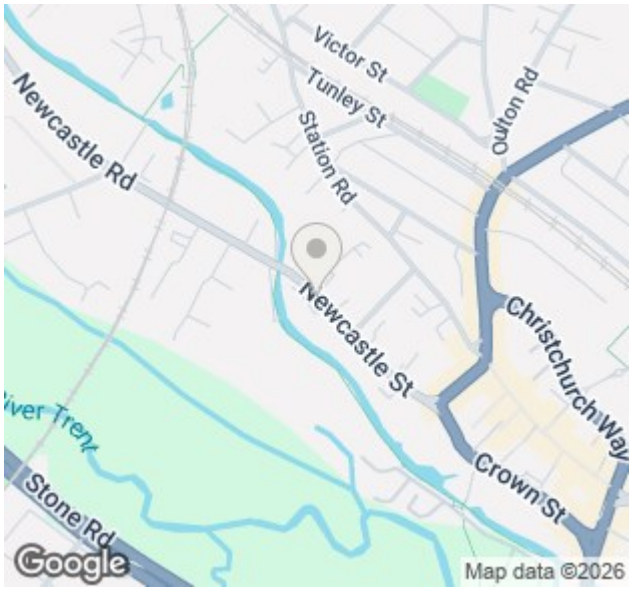


Approx Gross Internal Area
61 sq m / 660 sq ft



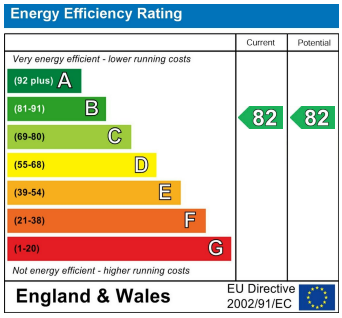

Floorplan

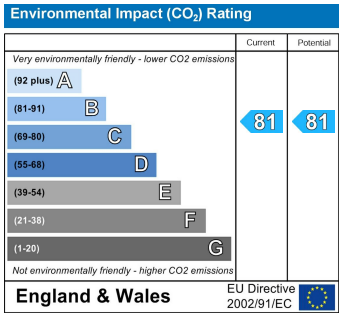
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.










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