



61 Kingsland Road

Stone, ST15 8FB

£89,950

**Tinsley
Garner**

independent property expertise



A stylish first floor apartment in a small complex on the edge of Aston Lodge Park. The property has been extensively upgraded by the current owner and features entrance hall, open plan living area with adjoining kitchen, double bedroom & modern shower room. Benefiting from a good size boarded loft storage area, Upvc double glazed windows, well kept communal gardens & ample parking for residents & visitors alike. Conveniently positioned close to Pingle Lane making it a ten minute walk into Stone town centre. A great first time buy or buy-to-let investment - viewing recommended.

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Communal Reception Area

With intercom entry system & door leading to the rear communal gardens.

Entrance Hall

Solid front door with spy hole opens to the hallway with communal front door release intercom, loft hatch & storage cupboard housing the hot water cylinder. The loft has a drop down ladder, light & is boarded providing a good size storage area.

Living Area

An open plan living space with two Upvc double glazed windows to the rear & side aspects both enjoying far reaching open views. Part carpet & part laminate flooring, electric panel heater with ornate surround & TV connection.

The kitchen area is fitted with an extensive range of gloss finish wall, floor & display units, under wall unit lighting, dapple finish work surfaces with matching inset 1½ bowl sink & drainer with chrome mixer tap & tiled splash-backs. Appliances include a ceramic hob with stainless steel extractor hood & light over, integral electric oven. Plumbing for a washing machine & space for an under counter fridge.

Bedroom

A double bedroom with Upvc double glazed window, built-in mirror door double wardrobe, electric panel heater & carpet.

Shower Room

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap & corner shower enclosure with Gainsborough electric shower system. Fully tiled walls, chrome towel radiator, extractor fan & gloss marble effect laminate flooring.



Outside

Communal gardens to the rear of the development for the use of the residents. One reserved parking space & additional visitor spaces.

General Information

For sale by private treaty, subject to contract. Vacant possession on completion.

Services

Mains water, electricity & drainage.

Council Tax Band - A

Tenure

Leasehold : 999 years commencing 01 Jan.1993

Service Charge

£40.00 per calendar month to include: maintenance & upkeep of the communal areas including gardens, window cleaning, bin cleaning & buildings insurance.

Viewings

Strictly by appointment via the agent



Energy Performance Certificate



61, Kingsland Road, STONE, ST15 8FB

Dwelling type: Top-floor flat
Date of assessment: 13 February 2018
Date of certificate: 13 February 2018

Reference number: 0457-2867-7423-9398-5255
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

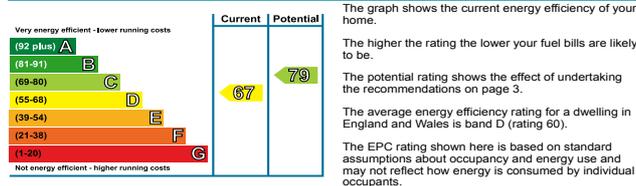
Estimated energy costs of dwelling for 3 years:	£ 1,638
Over 3 years you could save	£ 630

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 90 over 3 years	
Heating	£ 888 over 3 years	£ 564 over 3 years	
Hot Water	£ 588 over 3 years	£ 354 over 3 years	
Totals	£ 1,638	£ 1,008	You could save £ 630 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

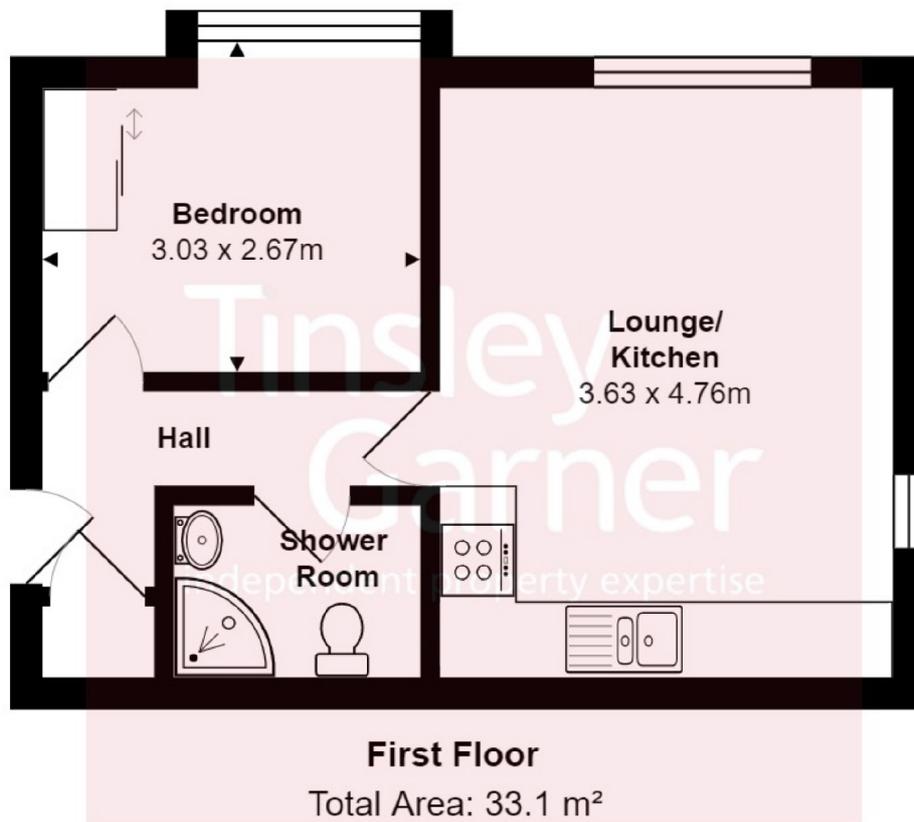


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 153
2 Low energy lighting for all fixed outlets	£25	£ 54
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 426

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.





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