

8 Knighton House, Limelock Court, Stone, ST15 8GX

£189,950

Both 'Day' and 'Night' bring changes and within a jousting stick of Stone town centre we have Knighton House a superb apartment beautifully presented throughout. In the daytime sit within your own private patio and watch the canal barges and swans float by and in the evening enjoy the serene stillness to ease away those stresses or pop into town for dinner and cocktails. Having an intercom entry system in the entrance hall, a lounge with door out to the patio, Kitchen with a range of appliances, Master Bedroom with En-suite and further door to your private patio and second double bedroom and bathroom complete the perfect picture of apartment living. Externally there is private allocated parking for residents and visitor parking - with No Chain - within Knighton House this is one of the sought after apartments due to it's own private garden/patio area - we urge you to book your viewing with haste!!



ACCOMMODATION

Ground Floor

Communal Entrance

Leading to apartment 8.

Entrance Hall 20' 2" (max) x 10' 8" (max) (6.14m (max) x 3.25m (max))

An L-shaped room with two radiators, recessed ceiling spotlights and a good sized coats/store cupboard having double opening doors. With an intercom entry system. Doors lead to all rooms.

Lounge 15' 2" x 11' 10" (4.62m x 3.60m)

With wood effect laminate flooring, radiator, television and telephone connection points together. A double glazed door gives access out to the patio and entertainment area and also faces onto the canal.

Kitchen 7' 6" x 11' 0" (2.28m x 3.35m)

With worksurfaces having a range of base units below incorporating drawers, deep pan drawers and cupboards. There is a matching range of wall mounted units, an inset one and half bowl single drainer stainless steel sink unit with mixer tap, an inset five burner gas hob with a stainless steel extractor hood over and built-in electric oven below. Having an integrated dishwasher, integrated washing machine and fitted fridge together with freezer. There are matching upstands to the worksurfaces, double glazed window to the side elevation, radiator, recessed ceiling spotlights and space for a small bistro style breakfast table.

Master Bedroom 11' 1" x 10' 9" (3.38m x 3.27m)

With radiator, fitted wardrobe having double opening doors, a double glazed door giving access out to the patio and entertainment area and a television connection point. A door gives access through to the en-suite.

En-suite 5' 7" x 6' 1" (1.70m x 1.85m)

With a shower cubicle being fully tiled to the interior and having a glazed bi-fold door and fitted with a mains shower unit. There is a pedestal wash hand basin with mixer tap and a close coupled WC. The en-suite has part tiling to the walls, open display shelves, chrome ladder style heated towel rail/radiator, tiled floor, extractor fan and shaver point. Finished with recessed ceiling spotlights.

Bedroom Two 8' 2" x 11' 9" (2.49m x 3.58m)

With a double glazed window to the side elevation, radiator and fitted wardrobes having double opening doors.

Bathroom 6' 6" x 6' 10" (1.98m x 2.03m)

Fitted with a suite comprising a panelled bath having a mixer tap and a mains shower unit above. The walls around the bath are tiled and there is a glazed shower screen. With pedestal wash hand basin with mixer tap and a close couple WC. There are part tiled walls to the rest of the bathroom together also with a tiled display plinth, extractor fan, recessed ceiling spotlights, tiled floor and a chrome ladder style heated towel rail/radiator.



Exterior

The property sits within easy walking distance of Stone town centre and railway station. There is one allocated parking space. You have your own private garden/patio with a raised decked seating area. There are low maintenance gravel beds and views to the canal. The garden area is enclosed by close board fencing, log rolling and wrought iron fencing.

Directions

From our Stone office head along Christchurch Way/A520. Turn right onto Crown Street remaining on the A520. Take the slight left onto Newcastle Street/B5027 and the property can be found on the right-hand side as indicated by our for sale board.

Buyer Note

Please note that this property is Leasehold. For further details on the Lease please ask a member of staff.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

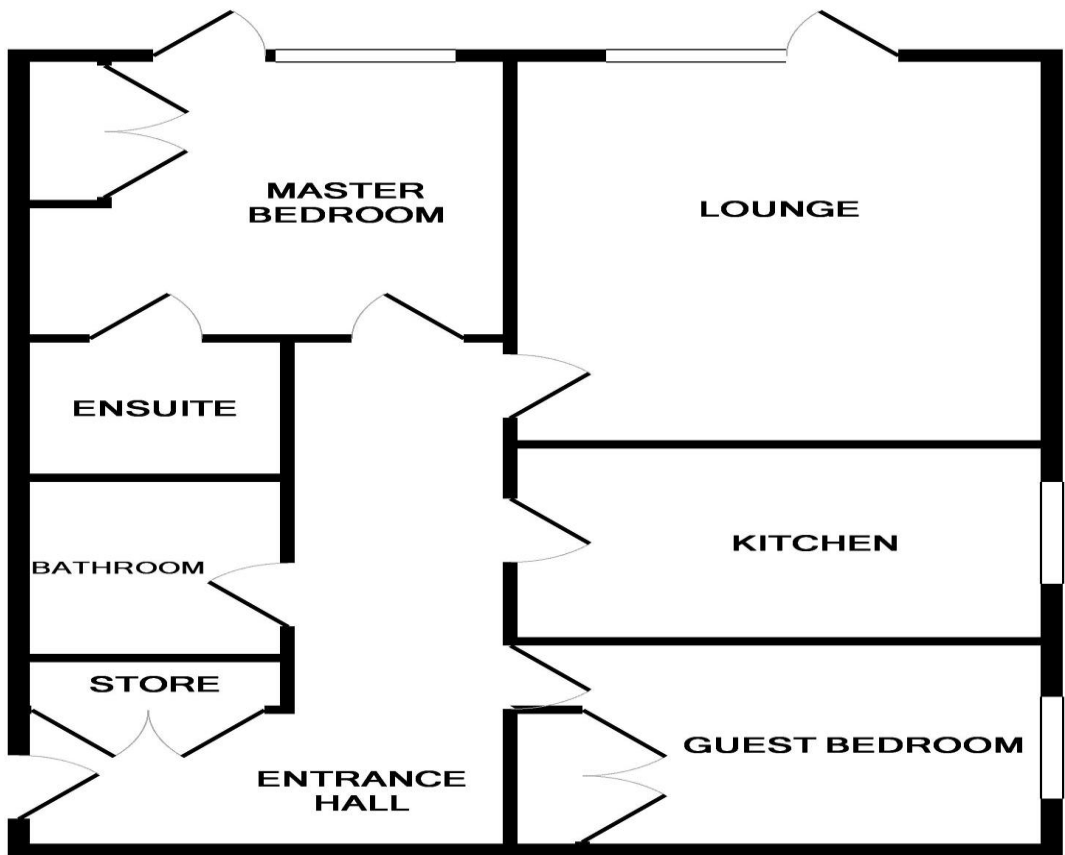
Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is

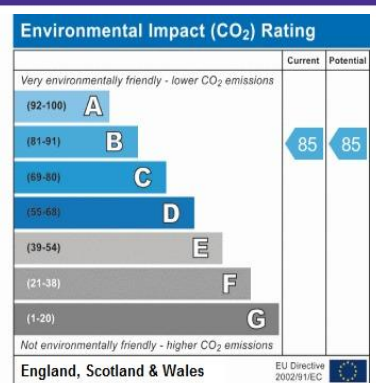
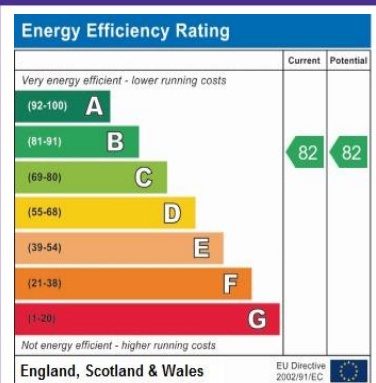
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Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case sent to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 45% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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