

## Flat 18, The Moorings Stafford Street, Stone

£85,000 Leasehold



Nicely presented first floor apartment with a fresh new shaker kitchen having integrated appliances, electric heating and new flooring throughout, giving it a clean and welcoming feel. • It benefits from easy lift access from the front door, making getting in and out hassle-free and convenient. • The private balcony overlooks peaceful greenery, providing a lovely spot to enjoy a cup of tea or some fresh air. • The Moorings offers beautiful communal gardens alongside the Trent & Mersey canal, perfect for relaxing walks or watching the world go by. • Located close to Stone town centre, the apartment combines a peaceful setting with easy access to shops, cafes, and local amenities.



Nicely presented and stylish apartment, this well-kept first-floor apartment at The Moorings is the perfect place to settle into a relaxed, low-maintenance lifestyle. Set within this ever-popular development for the over-55s, the apartment has been tastefully renovated with a new kitchen with integrated appliances, smart new flooring and decorated in neutral tones that make it feel instantly welcoming. Access is easy, with lift facilities from the front door taking you straight to the first floor. Step inside and you'll find a well-proportioned double bedroom with fitted wardrobes and a leafy green outlook, along with a neat and tidy bathroom and a generous hallway cupboard for coats, cleaning bits and everything in between. The living space is light and airy, with room to relax and dine, and doors opening out onto your own private balcony...just the spot for a morning brew or a breath of fresh air. The new kitchen is compact and well-equipped, with integrated appliances and everything you need close to hand.

The Moorings itself is a peaceful, well-maintained development offering a sense of community alongside personal independence. There's a resident's lounge, reading room, and laundry facilities, along with beautiful communal gardens that back onto the Trent & Mersey canal, perfect for watching the ducks glide by while someone else does the weeding! There's also a guest suite for visitors and ample parking for both residents and guests. Just a short, level stroll brings you into Stone town centre, where you'll find shops, cafés, and M&S Food just across the water. If you're after a smart, stylish home that's ready to enjoy and part of a welcoming over-55s community, this apartment could be just the place.



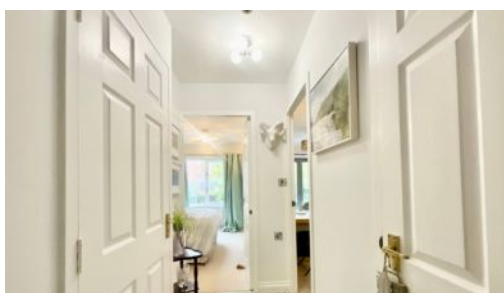
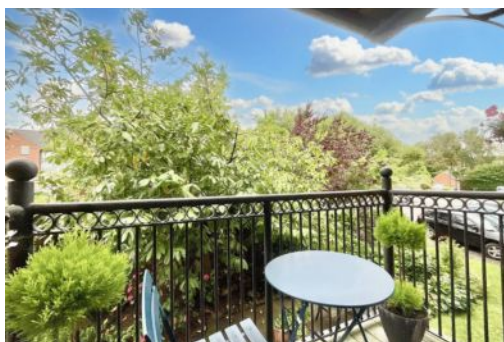
Stylish 1-bed first-floor apartment at The Moorings with lift access, private balcony, new kitchen, leafy views, and communal gardens by the canal—perfect for relaxed over-55s living.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

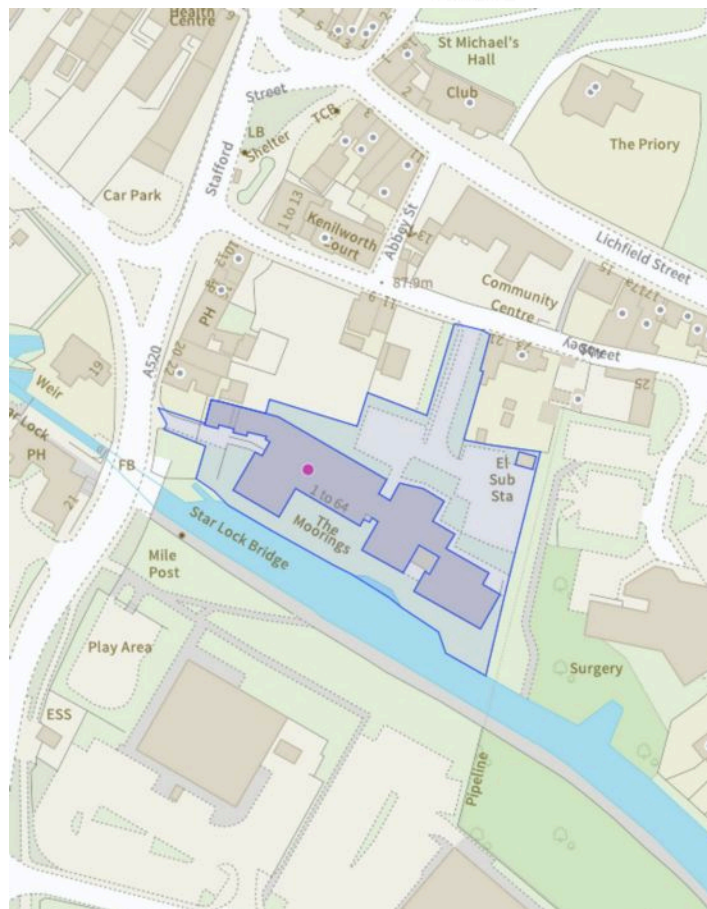
EPC Environmental Impact Rating: E



The floor plan shows a rectangular apartment layout. At the top is a grey-shaded rectangular balcony. Below it, on the right side, is a large lounge/diner area. To the left of the lounge/diner is a bedroom. Below the bedroom is a bathroom. To the right of the bathroom is a storage area. To the right of the storage area is a kitchen. A wardrobe is located between the bedroom and the bathroom. The entrance is at the bottom center, leading into the lounge/diner area. The balcony is accessed from the lounge/diner area.

Room	Dimensions (ft)	Dimensions (m)
BEDROOM 1	8'2" x 11'11"	2.48m x 3.64m
LOUNGE/DINER	9'1" x 14'1"	2.77m x 4.30m
BATHROOM	6'4" x 5'10"	1.92m x 1.77m
KITCHEN	5'5" x 5'10"	1.66m x 1.77m

While every attempt has been made to ensure the accuracy of the description 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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