

12 Reliant House Margaret Street, Stone

£125,000 Leasehold



First floor apartment that is ready to move straight into and is being offered for sale with no upwards chain. Perfect for First-Time buyers or downsizers. • One generously sized double bedroom and a bathroom with a bath/shower duo, sink, and W/C. • Open-plan kitchen/living/dining room with L-shaped kitchen, South-East facing glazed French doors and plenty of room to relax. • Within direct walking distance of Stone's vibrant centre with an array of amenities, shops, supermarkets, eateries and excellent travel links to the A34, bus routes, and Stone train station. • The property boasts secure front door entry and allocated off-road parking on the car park to the rear.



If there ever was a “Good Ol’ Reliable” in brick form, this well-presented one-bedroom first-floor apartment is the one. Sitting perfectly within direct walking distance of Stone’s vibrant town centre, allocated off-road parking and excellent commuter links, this home is perfect for first-time buyers, downsizers, or anyone simply looking for their own space with a whole lot of convenience.

This home boasts a generously sized open-plan kitchen/living/dining space with a practical kitchen offering ample cabinetry, a fitted oven and four burner gas hob. The space is filled with natural light thanks to the glazed French doors. A spacious double bedroom awaits with plenty of room for lounging and a bathroom with a bath/shower duo, sink, and W/C. You have secure entry into the property and the rooms sit in a South-East facing orientation ensuring light-filled spaces all year round.

Location

Stone is a charming market and canal town situated on the **River Trent**, between the larger towns of **Stafford** and **Stoke-on-Trent**, close to the **A34, M6**, and **mainline train stations**, giving easy access to Stafford, Stoke, and beyond.

The town boasts a vibrant **high street** filled with independent shops, cafés, and restaurants, alongside regular **farmers’ and craft markets**. Stone is also celebrated for its thriving **food and drink scene**, most notably the annual **Stone Food & Drink Festival**, which showcases local produce and artisan talent.

For leisure and outdoor pursuits, the nearby **Trent and Mersey Canal** provides scenic towpaths for walking and cycling, while **Westbridge Park** and surrounding countryside offer plenty of green space.

Stone has a **3-tier schooling system** with popular first, middle and high schools all within the town as well as highly regarded independent schools.

With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.

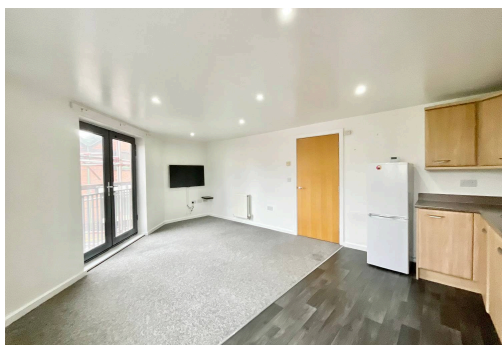


Well-presented first-floor one-bed apartment in Stone town centre. Open-plan living, double bedroom, off-road parking, secure entry. Great transport links and amenities nearby. Council Tax band: B

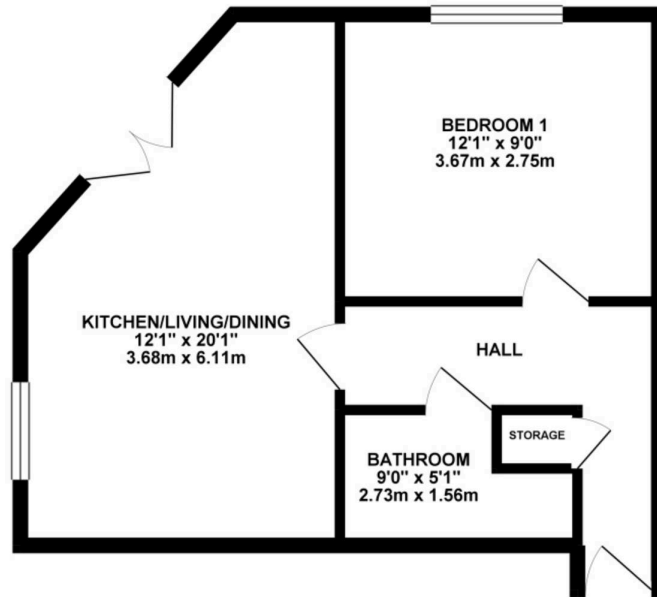
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



GROUND FLOOR 452.63 sq. ft.
(42.05 sq. m.)



TOTAL FLOOR AREA: 452.63 sq. ft. (42.05 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their availability or efficiency can be given.
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