



16 Joules Court Crown Street, Stone

£110,000 Leasehold



An over 55's, first-floor one-bedroom apartment at Joules Court, ideal for downsizers, offered with no onward chain and set just moments from the canal towpath. • Lift access to all floors, safety pull cords, secure entry, communal lounge, laundry, and allocated off-road parking, making everyday living easy, secure and convenient. • Living and dining space, smart U-shaped kitchen fitted with microwave, oven, electric hob, fridge freezer and stainless steel sink with drainer. • Bedroom with built-in wardrobes plus a handy shower room featuring sleek shower, W/C and pedestal wash hand basin. • Positioned beside the canal towpath, perfect for scenic walks, ideal location in stone town centre, close to shops, healthcare services, cafes and transport links.



All aboard at Joules Court...

Moored on the first floor and just moments from the canal's towpath, and right in the very heart of Stone town centre, this beautifully presented one-bedroom apartment is ready to welcome you for the next chapter. Designed exclusively for over 55s and ideal for those looking to downsize without compromising on comfort or convenience, it offers peaceful living with everything you need quite literally on your doorstep. And with no onward chain, this is one move that promises to be as smooth as the stillest stretch of water.

Step inside the **Saloon**, a real splash hit of an open-plan living and dining space, offering plenty of room to relax, host your favourite crew, or simply drop anchor with a good book after a wander along the towpath. Flowing effortlessly from here is the **Galley**, a smart U-shaped kitchen, with wood grain cabinetry and contrasting worktops, perfectly positioned for rustling up anything from a light lunch to your signature supper, complete with fitted microwave, oven, electric hob, fridge freezer and stainless steel sink with drainer. When evening calls, retreat to the **Captain's Quarters**. The bedroom is a calm and comfortable haven, complete with built-in wardrobes to keep everything neatly stowed and shipshape. Freshen up in the **First Mate's Washroom**, fitted with a sleek shower, W/C and pedestal wash hand basin, practical, polished and ready to set you up for the day.

Throughout the apartment, safety pull cords provide added peace of mind, so you can rest easy knowing a helping hand is never far away. The building itself offers a safe and secure environment, with secure door entry and its own private parking for residents. Joules Court also boasts a fantastic communal lounge, laundry room and shared kitchen, giving residents the opportunity to socialise, relax and make the most of this welcoming community.

Lift access makes reaching your first-floor berth an absolute breeze, while off-road parking ensures life on dry land remains every bit as convenient as your waterside surroundings.

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,



Drop anchor at Joules Court in the heart of Stone town centre! An over 55's first-floor, one-bedroom canal-side apartment, offered with no chain. With living/dining space, kitchen, built-in wardrobe and shower room. Safety pull cords, secure entry, lift, parking, communal lounge, laundry. Close to shops, healthcare services, cafes and transport links. Council Tax band: C

Tenure: Leasehold

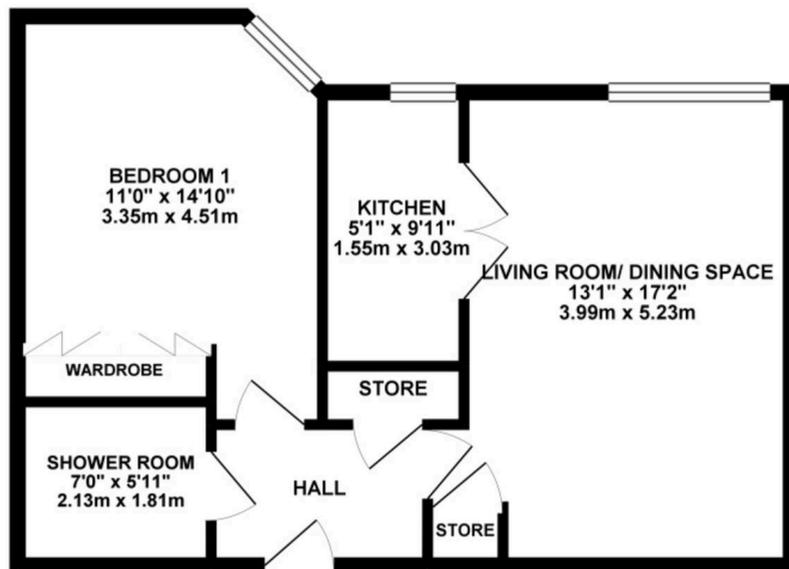
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





GROUND FLOOR 505.03 sq. ft.
(46.92 sq. m.)



TOTAL FLOOR AREA : 505.03 sq. ft. (46.92 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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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