



Apartment 4, 37 Menzies House Willow Drive, Staffordshire, ST13 7FB

Asking price £110,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Home is where your story begins." – Unknown

A beautifully presented one-bedroom first-floor apartment, set within the highly sought-after St Edwards Park Estate. With allocated parking, sociable open-plan living, and access to stunning communal grounds, this home is perfect for first-time buyers, couples, or retired individuals seeking peaceful surroundings and a well-connected lifestyle.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

Set within the sought-after residential community of St Edwards Park, this beautifully presented first-floor apartment offers an ideal home for first-time buyers, couples, or those looking to downsize in a peaceful and picturesque setting.

The property boasts generously high ceilings and bespoke window shutters, adding character and charm throughout. Neutrally decorated, the apartment features a welcoming entrance hall with useful cloakroom storage, leading into a spacious open-plan kitchen, dining, and living area – perfect for both relaxing and entertaining. Dual-aspect windows flood the space with natural light and offer serene views of the surrounding grounds.

The accommodation includes a well-proportioned double bedroom, and a stylish bathroom with a three-piece suite and an eye-catching feature wallpaper.

Externally, the property benefits from an allocated parking space and enjoys access to the immaculately maintained communal grounds of St Edwards Park, ideal for leisurely strolls and outdoor enjoyment.

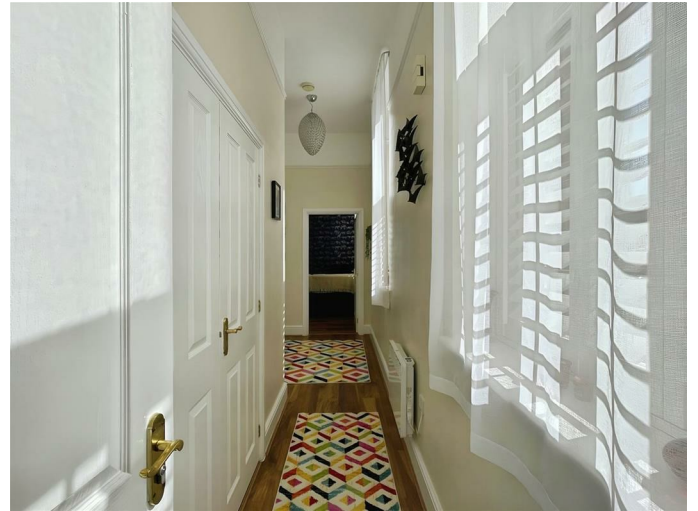
A rare opportunity to secure a home in a tranquil and well-established development.

Location

The property is located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquility and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to

Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hall



Laminate flooring. Wall mounted electric storage heater. Two Sealed unit double glazed sash windows to the side aspect. Picture rail. Two ceiling lights. Storage cupboard off with hanging space. Doors leading into: –

Kitchen Living Dining Room

18'5" x 17'2" (5.62 x 5.24)

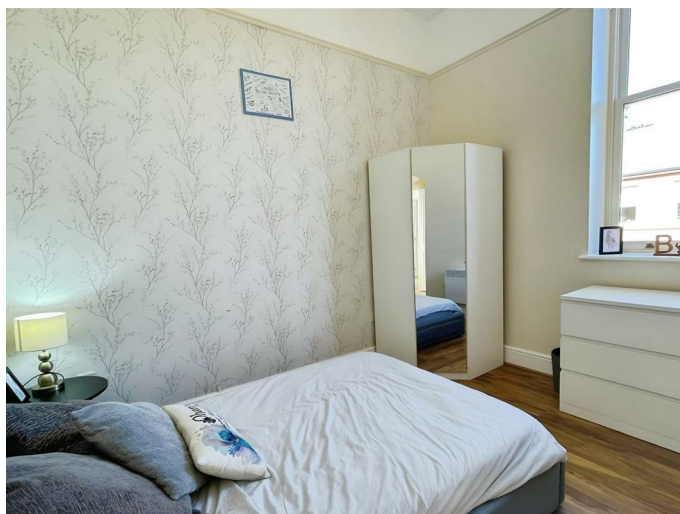


Laminate flooring. A range of wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above, double electric oven, hob with extractor fan above, dish washer, washing machine, and fridge freezer. Three wall mounted electric storage heaters. Picture railing. Four double glazed sash

windows to both side aspects with bespoke shutters. Three ceiling lights.

Bedroom

11'2" x 8'2" (3.41 x 2.50)



Laminate flooring. Wall mounted electric storage heater. Double glazed sash window to the side aspect. Picture railing. Ceiling light. Built in wardrobes.

Bathroom

7'0" max x 11'8" (2.15 max x 3.58)



Laminate flooring. Partially tiled walls. Wall mounted electric storage heater. Obscured double glazed sash window to the side aspect. Fitted bath with shower above. Pedestal wash hand basin. Low-level WC. Ceiling light.

Outside

There is also an allocated parking space and access over well maintained communal grounds.

Agents Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

Leasehold Information

Payable to Castle Estates Property Management Services

01/04/25 - 30/09/25 Estate Service Charge £130.00

01/04/25 - 30/09/25 Development Service Charge £84.00

01/04/25 - 30/09/25 Menzies House Service Charge £1,328.00

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

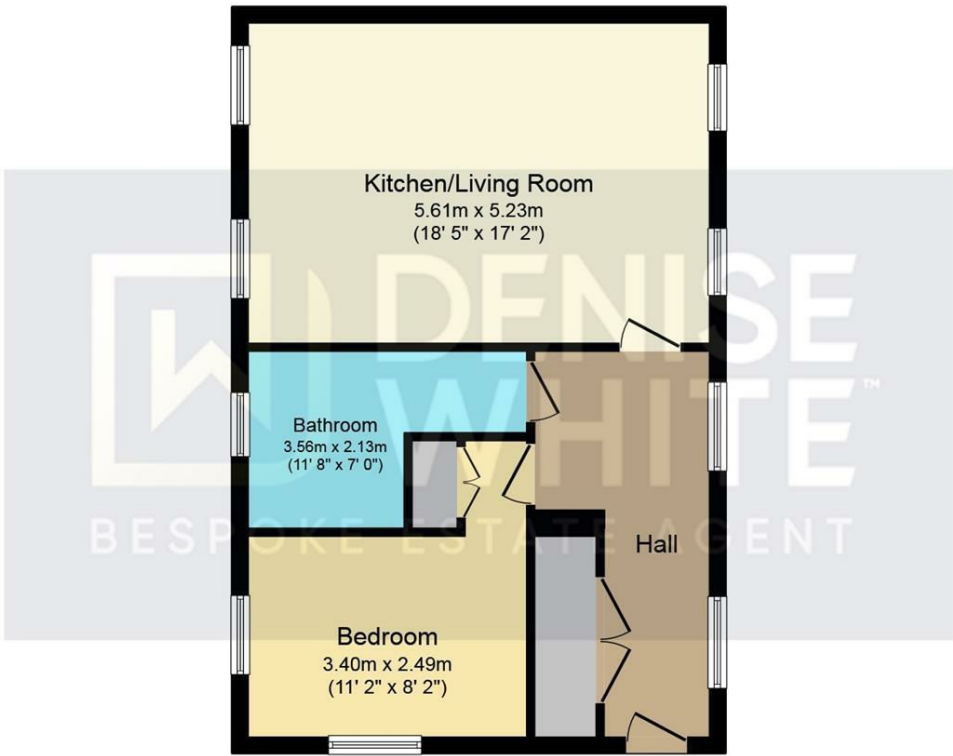
The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



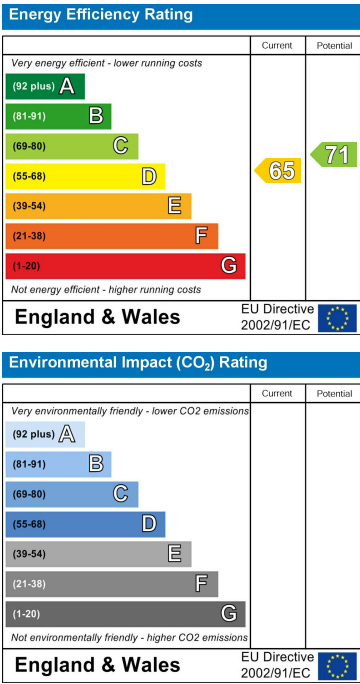
Floor Plan

Total floor area 53.7 m² (578 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.