



Apartment 1 Martin House 57 Willow Drive, Staffordshire, ST13 7FG

£105,000

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

"Your first set of keys unlock more than a door - they open a new chapter of life"

An exceptionally well maintained One Bedroom Ground Floor Apartment set within 122 acres of manicured gardens, parkland and woodland on the popular St Edwards Park Development. Offering spacious accommodation ideal for First Time Buyer and Investors alike, together with allocated parking.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

An exceptionally well maintained Modern Ground Floor Apartment located on the popular St Edwards Park development in Cheddleton. Set in 122 acres of parkland, giving buyers the opportunity to live in a truly idyllic location surrounded by breathtaking architecture.

The accommodation this apartment provides is light and spacious, comprising of; Entrance Hall, Living Kitchen, Double Bedroom with built in wardrobes and a Bathroom.

Externally there is an allocated parking space together with guest parking, and use of the wonderful communal gardens which surround the property.

Ideal for first time buyers, couples, single persons and investors alike. A viewing is highly recommended to appreciate all this apartment has to offer in terms of accommodation and location.

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. Ceiling light.

Living kitchen

9'3" extending to 14'5" x 29'2" max (2.84 extending to 4.41 x 8.91 max)



Partial carpet, partial laminate flooring. Wall mounted electric radiator. Windows to the front and rear aspects. Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over, single electric oven, dishwasher and fridge freezer. Ceiling lights.

Bedroom

10'9" x 9'11" (3.30 x 3.03)



Carpet. Wall Mounted electric radiator. Fitted wardrobes. Ceiling light.

Bathroom

9'8" x 6'8" max (2.97 x 2.05 max)



Fitted with a suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Carpet. Obscured window. Ceiling light.

Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected.

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

Leasehold Information

Management Company - Castle Estates - 01785 244404 block@castle-estates.co.uk

125 year lease which currently has 106 remaining (started in 2004)

Ground Rent - £199.50 payable every 6 months

Service Charges - are calculated as follows on an annual basis but are subject to change:

1/310th of the Estate Budget = £130.00

1/157th of the Development Budget = £ 84.00

8.3333% of the Martin House Budget = £ 843.00

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.

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.

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.

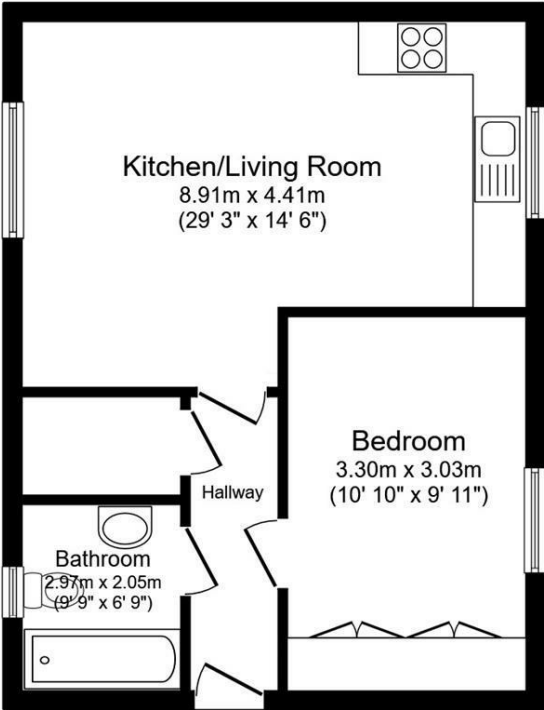
You Need A Solicitor!

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 Need 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.

Floor Plan

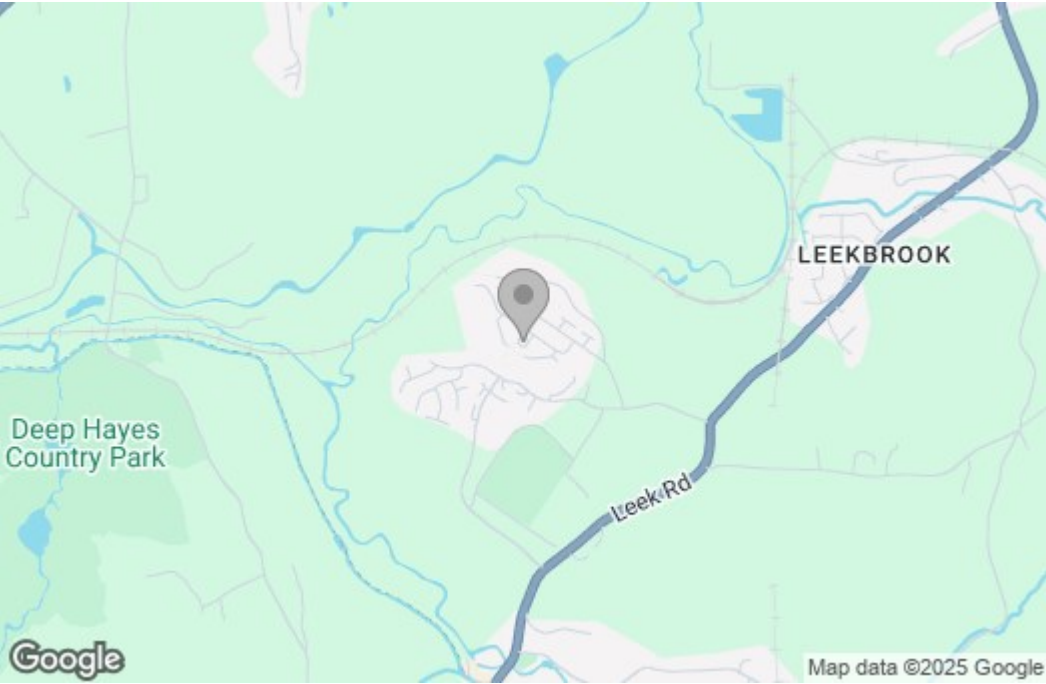


Floor Plan

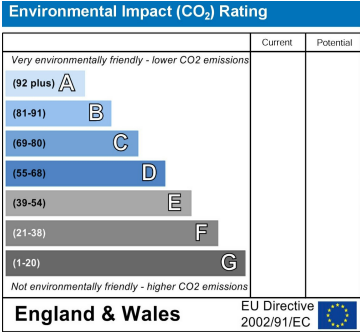
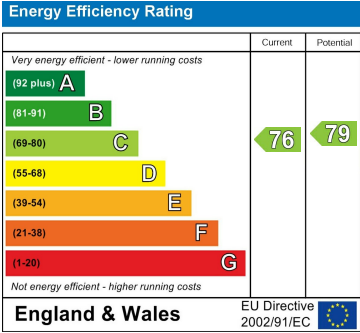


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.