



33 Bagnall Heights, Bagnall, Staffordshire, ST9 9JL

Asking price £250,000

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

"Discover your ideal retirement at this serene complex in Bagnall, Staffordshire. With expansive grounds and a vibrant community, this is more than a home—it's a lifestyle change waiting for you."

Are you 55 or older? This is your opportunity to secure a fabulous two-bedroom ground floor apartment in a highly sought-after retirement development! Enjoy a lifestyle designed to future-proof your retirement, featuring on-site facilities and set within beautiful, expansive grounds in Bagnall, Staffordshire. Whether you want a low-maintenance home that lets you travel freely or wish to take full advantage of the amenities available, this apartment is perfect for you.

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

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Denise Whites Comment's



A spacious, modern and bright property designed for retirement living. It is one of the two bedroom apartments within this tranquil development on Bagnall Heights which caters for residents over 55. The ground floor apartment has spacious two bedroom accommodation with lovely views over the communal gardens and close to the reception area of the complex.

The accommodation in brief comprises: entrance hall which leads to the open plan kitchen and living room with double doors opening onto the communal garden area. The modern fitted kitchen includes a comprehensive range of wall and base units with work surfaces over and integrated cooker and hob. The main bedroom is a good size with fitted wardrobes. The second bedroom is a good size single room, ideal for when guest stay over. There is a good size wet room.

The property sits in a prominent position within the development, close to the main reception area. There are extensive communal gardens maintained by the development's management company. The property includes a parking space and visitors parking.

Further areas of the communal grounds can be explored via the pathways provided. Bagnall Heights has a 24 hour reception, secured gated access to the development and a communal area.

Location



Nestled in the Staffordshire Moorlands and the edge of the Peak District, Bagnall has been described as one of the most tranquil villages in Staffordshire. Having the benefit of the countryside but being merely a few miles from the City of Stoke on Trent Bagnall Heights has the best of both worlds with good transport links and easy access to local amenities like shops, pubs, restaurants and sports facilities. A beautiful and secure environment with landscaped gardens that are properly maintained and stunning views to admire. Designed to give you the freedom of a low maintenance lifestyle whilst keeping your independence to live the life you choose.

Bagnall Heights Development



The architecturally designed development enjoys a mixture of bungalows and apartments there are 65 properties on site, incorporating 36 bungalows, 22 two bedroom apartments and 7 one bedroom apartments

A tranquil, rural setting with landscaped gardens to explore and views to admire. Yet a stone's throw from village life. The key is choice, your choice. Simply enjoy your home and setting or take advantage of the on-site domiciliary care facility on either a temporary or permanent basis. Care is delivered in an efficient manner, tailored to each individual as and when required. You can be as active and social as you choose, without many of

the worries you may otherwise face in your retirement.

Set in the peaceful Staffordshire Moorlands, it is a community of mature, like-minded individuals who all want to enjoy a new lifestyle. You can enjoy the social side of living at Bagnall Heights or peaceful seclusion, and yet be reassured by security and care.

The website of Bagnall Heights states. "We understand that being able to stay in your own home can make a huge difference to your emotional and physical well-being. The aim of many of our Service Users is to remain at home as long as possible and through our work we have seen how choice and control in later years greatly improves your quality of life. The full spectrum of care services from short visits that provide help with domestic chores through to delivery of personal cares. We know that this is a new and potentially difficult period for you, but you can have confidence in our service. Through our experience we have come across most situations and have built a team of trained care workers who take pride in delivering a quality service. Our care is assessed and planned to meet each individual's needs"

Lifestyle



"Bagnall Heights is for a variety of ages and tastes. With more time to spend on social activities, the benefits of living at Bagnall Heights will become apparent. Enjoy day trips out, use the local bus

service that runs to Bagnall, Milton or Hanley, the city centre of Stoke-on-Trent.

In Milton there is every usual amenity. Choose from supermarkets, shops, pubs, post office and Doctor's surgery. Spend time on holidays and you can relax in the knowledge that your property is secure and being maintained whilst you are away. Maybe live in England in the summer and abroad in the winter, now there's a thought! Also, there is the magnificent Greenway Hall Golf course that backs onto the development for any keen golfers"

Entrance Hall

Wall mounted electric radiator, fitted carpet, coving to the ceiling, ceiling light, intercom, airing cupboard with shelving and boiler, access to the accommodation.

Open Plan Lounge and Kitchen



Lounge Area

10'11" x 14'4" (3.33 x 4.37)



Fitted carpet, wall mounted electric radiator, electric fire, ceiling light, uPVC double glazed French doors leading outside.

Kitchen Area

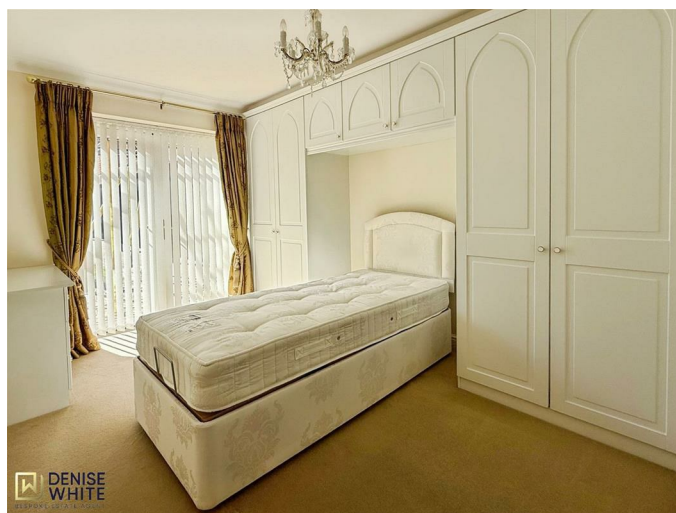
10'10" x 8'3" (3.32 x 2.53)



A range of wall and base units with work surfaces over, electric hob, electric oven, extractor hood over, plumbing for washing machine, stainless steel sink unit with drainer, tiled flooring, space for a fridge freezer, inset spotlighting, coving to the ceiling.

Bedroom One

14'2" x 9'3" (4.33 x 2.83)



Double room with a fitted carpet, fitted wardrobes with overhead storage space, dressing table, uPVC French doors to the rear, ceiling light, coving to the ceiling.

Bedroom Two

10'2" x 7'6" (3.12 x 2.30)



Fitted carpet, uPVC window to the rear aspect, ceiling light, coving to the ceiling.

Shower Room

8'2" x 9'1" (2.5 x 2.79)



Tiled flooring, walk in shower, pedestal wash hand basin, W.C. heated towel rail, part tiled walls, ceiling light, extractor fan, inset spotlighting, floor covering.

Outside



There is one allocated parking space which is located close to the property with further visitor parking available. The complex has a secured gated access system with an intercom authorising access. Various well maintained gardens surround the complex.

What3words

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Testimonials

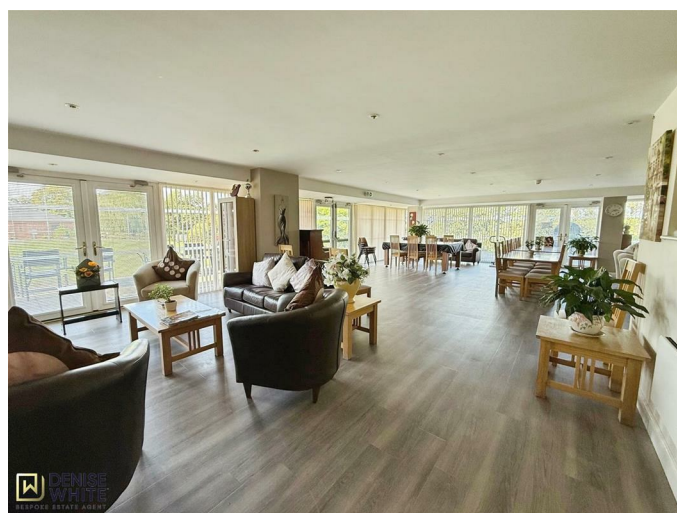


"Bagnall Heights is a wonderful place to live, the help and care that I receive is as good as one could wish for."

"Where we are positioned offers a perfect balance between peace and quiet and only being 10-20 minutes from amenities and city life."

"..For me it's the freedom that you have whilst knowing that you're in a safe and secure environment."

Communal Areas



Lease Details

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Term : 99 years from 1 January 2023

Parties : (1) Bagnall Heights Limited

Maintenance Fee of £360 per month this may fluctuate

Includes; window cleaning once a month, 24-7 on call at reception, communal gardens, security system, heating and cleaning in the communal areas.

There is additional services available at extra charges. These include; care available including nursing care, laundry service, entertainment on site, prescription deliveries.

Agents Notes

Electric Heating

Leasehold

Council Tax Band B - Staffordshire Moorlands

Water Meter

Two references required - doctor and personal

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 Denise White Estate Agents



"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.

Do You Have A House To Sell or Rent ?

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

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.

You Will 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.

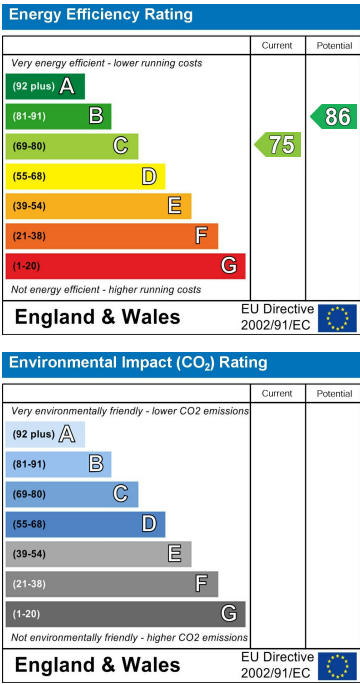
Floor Plan



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.