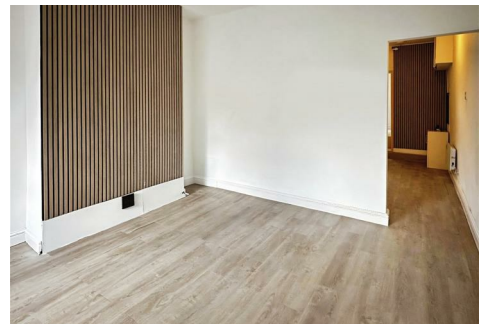




140 Junction Road, Leek, ST13 5QP

£525 Per month

A well-presented and affordable one-bedroom self-contained flat, with a private entrance and its own outdoor space, conveniently located within walking distance of Leek town centre. The property offers compact, easy-to-maintain accommodation with a bedroom, open-plan living kitchen, shower room and separate WC.

Denise White Estate Agents Comments



A conveniently located and recently updated one bedroom apartment, offering a practical and easy-to-maintain home close to Leek town centre.

The accommodation is accessed via its own entrance and comprises an entrance porch, bedroom, open-plan living/ kitchen area with fitted kitchenette, separate shower and separate WC. The property has been refreshed with neutral décor and wood effect flooring throughout, creating a straightforward living space.

Outside, there is a gravelled garden area, providing space for outdoor seating, together with a further lawned garden area belonging to the flat, offering a little extra outdoor space that is a unique benefit for this type of accommodation.

The property would be particularly well suited to a single occupant looking for an affordable and independent home, with the convenience of being close to the town centre and the added benefit of their own outdoor space. It could also appeal to those seeking a manageable, low-maintenance property.

Leek offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, traditional pubs and regular markets, all within easy reach. The town also provides good access to the surrounding Staffordshire Moorlands, with beautiful countryside and popular destinations

including The Roaches, Rudyard Lake and Tittesworth Reservoir nearby.

Location

Situated in the popular market town of Leek, the property is within easy reach of a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and traditional pubs. The town also offers regular markets, leisure facilities and excellent transport links to the surrounding Staffordshire Moorlands.

For those who enjoy the outdoors, Leek is surrounded by beautiful countryside, with attractions including The Roaches, Rudyard Lake and Tittesworth Reservoir all within a short drive, offering scenic walks, cycling and a range of outdoor activities.

Entrance

3'11" x 1'10" (1.207 x 0.563)

Entered via uPVC patio doors with wood effect flooring and glazed internal door leading into the property.

Bedroom

13'4" x 11'4" (4.07 x 3.47)



Bedroom with wood effect flooring, feature panelled chimney breast, uPVC double glazed window and electric heater.

Kitchen/Living Room

12'2" x 11'4" (3.72 x 3.46)



Open plan living space with wood effect flooring, and practical fitted kitchenette with sink unit, worktop, wall and base units, plus space for a cooker and under-counter appliance. uPVC double glazed window and electric heater.

Rear Hall

6'7" x 2'1" (2.027 x 0.652)

With tiled steps leading to the shower room and WC.

Shower Room

3'8" x 3'1" (1.14 x 0.95)

Fitted with a shower tray, electric shower, tiled walls and flooring, and storage shelf.

WC

5'6" x 1'10" (1.695 x 0.571)



Comprising WC with integrated wash hand basin to the cistern, tiled walls and flooring, and small window.

Outside



The property has a low maintenance gravelled front garden enclosed by walls and a timber picket fence. In addition, a separate lawned garden area belonging to the flat extends alongside the communal access steps, providing the property with its own outdoor space.

Holding Deposit

A holding deposit equivalent to one week's rent (£121) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£605) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the

tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Services: Mains connected, electric heaters
Council Tax: Staffordshire Moorlands | Band: A |
EPC Rating: TBC |

Please note that access is via the stepped pedestrian ramp from the adjoining road, with handrails leading down to the property, and so may not be suitable for those with limited mobility.

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!!



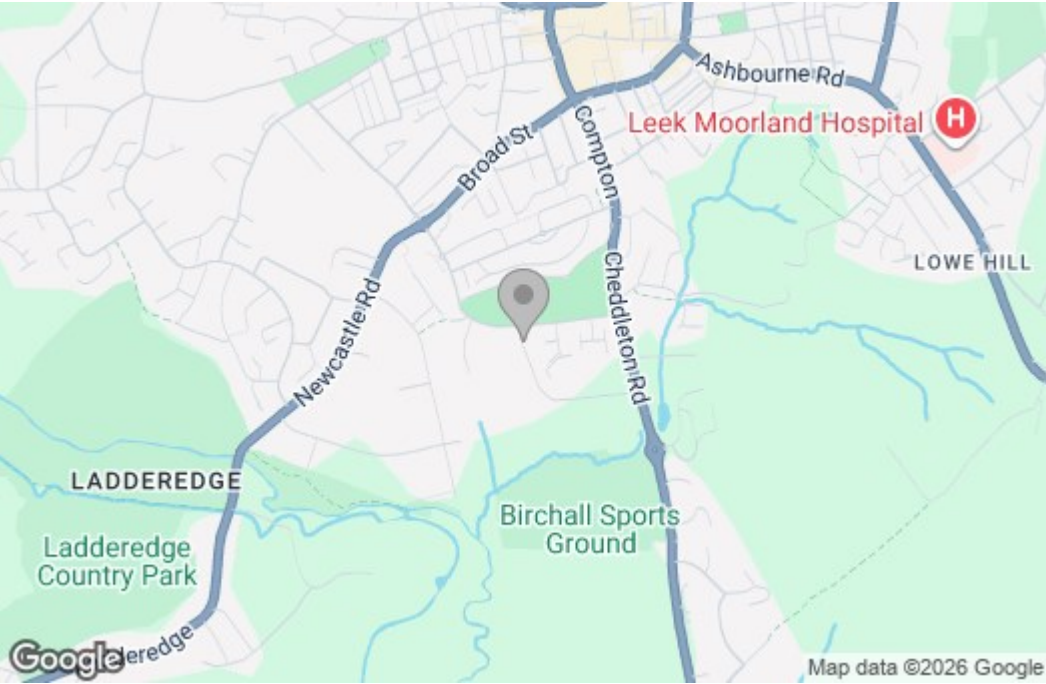
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

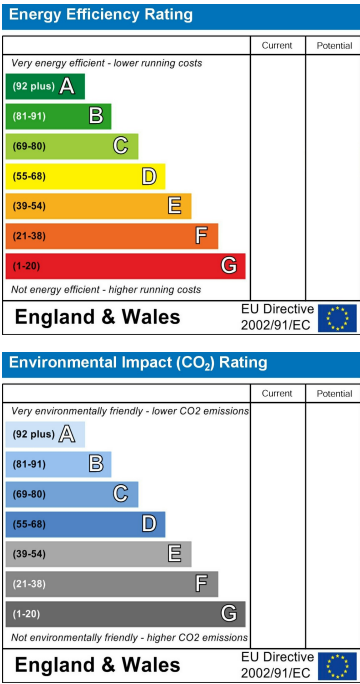
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.