



Wardle Gardens, Leekbrook, ST13 7AR.
OIRO £117,500

Whittaker Est. 1930
& Biggs

Wardle Gardens,

Leekbrook, ST13 7AR.

This well presented, first floor, two bedroom apartment is located on the outskirts of Leek market town within a quiet residential location and is perfect for a first time buyer or buy-to-let investor.

The apartment is accessed via a communal entrance hall complete with intercom system and motion sensor lighting.

Accommodation is comprised of an open plan living, dining and kitchen area, two bedrooms, bathroom with contemporary white suite and storage cupboard.

In addition, there is an allocated parking space for one vehicle which is visible from the kitchen.

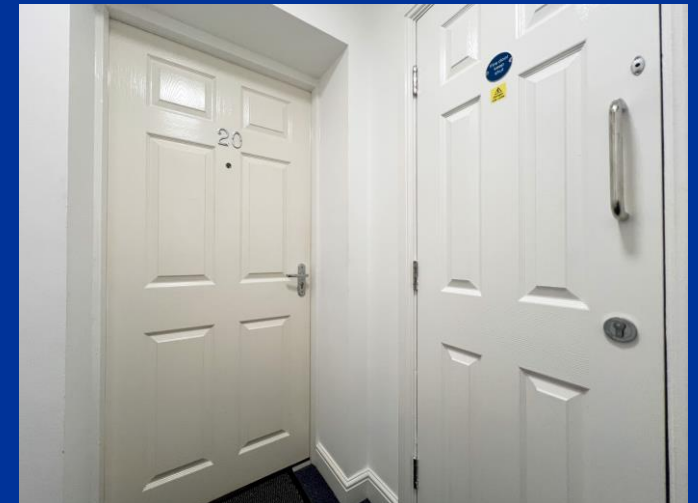
Situated on the outskirts of Leek market town and the popular village of Cheddleton, this property is Ideal for a first time buyer or buy-to-let investor, an Internal viewing is recommended to be fully appreciated.

Note:

Maintenance fee: £1317.76 per annum (Jan-Dec 2024)

Ground rent: £150 per annum (2024 - 2025)

Lease: 150 years from 2008



Communal Entrance

Intercom, post boxes, motion sensor lighting.

Hallway 14' 10" x 4' 3" (4.52m x 1.29m)

Composite door to the frontage, radiator, intercom, storage cupboard.

Cupboard 3' 3" x 2' 9" (0.99m x 0.83m)

Space and plumbing for a washing machine.

Living Room 13' 7" x 10' 11" (4.13m x 3.34m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

Kitchen 10' 11" x 8' 5" (3.34m x 2.56m)

UPVC double glazed window to the rear, units to the base and eye level, Zanussi fan assisted electric oven, electric hob, extractor hood, stainless steel double sink and drainer, chrome mixer tap, Insinkerator waste disposal, space for a fridge freezer.

Bedroom One 11' 6" x 8' 8" (3.50m x 2.64m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 12' 2" x 8' 2" (3.71m x 2.49m)

Max measurement

UPVC double glazed window to the frontage, 2 x storage cupboards, radiator.

Bathroom 8' 10" x 6' 7" (2.69m x 2.00m)

Max measurement

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, chrome wall mounted taps, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, part tiled, shaver point, extractor fan, radiator.

Externally

1 x designated parking space visible from the kitchen window,



Note:

Council Tax Band: B

EPC Rating: B

Tenure: Leasehold 150 years from 2008

Maintenance fee: £1317.76 per annum (Jan-Dec 2024)

Ground rent: £150 per annum (2024 - 2025)









Directions

From our Derby Street, Leek, office proceed into Haywood Street. Follow this road for a short distance and upon reaching the traffic lights, proceed left onto the A520 Cheddleton Road. Follow this road passing Co Operative Building Society, following this road proceeding under the bridge. After a short distance, take the third turning right into the Wain Homes development. Continue along this road for a short distance where the property is situated on the right hand side. Parking is situated to the side elevation of the property where an allocated bay has been provided.

Situation

Wardle Gardens occupies a pleasant position in the Staffordshire Moorlands, within easy access to the Peak National Park and ideal for commuting within Staffordshire, into Cheshire, and into Derbyshire. The property is within easy access of local schools with a primary school located in the village of Cheddleton and further primary schools in Leek. Just a short drive away is the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Waitrose and Sainsbury's.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Whittaker & Biggs ^{Est. 1930}