



Ball Haye Road, Leek, ST13 6AU.  
£110,000

Whittaker  
& Biggs

Est. 1930



# Ball Haye Road, Leek, ST13 6AU.

Apartment 32 at Daisy Haye, a beautiful first floor retirement living apartment that offers a comfortable and stylish lifestyle for over 55s. This apartment is available for Shared Ownership (75%) at £110,000, with no rent payable on the remaining 25%.

Designed with your convenience and safety in mind, the apartment boasts two spacious bedrooms, balcony, a fully-fitted kitchen with integrated appliances, spacious living room and a walk-in Jack & Jill wet room with an anti-slip floor and thermostatically controlled shower.

Additionally, residents can enjoy a range of communal features, including a bistro, hairdressers and beauty salon, activity rooms, pamper bathroom, IT suite, communal lounge, and gardens. At Daisy Haye, there is access to all the facilities under one roof, as well as enjoying an independent lifestyle with the ability to participate in social activities.

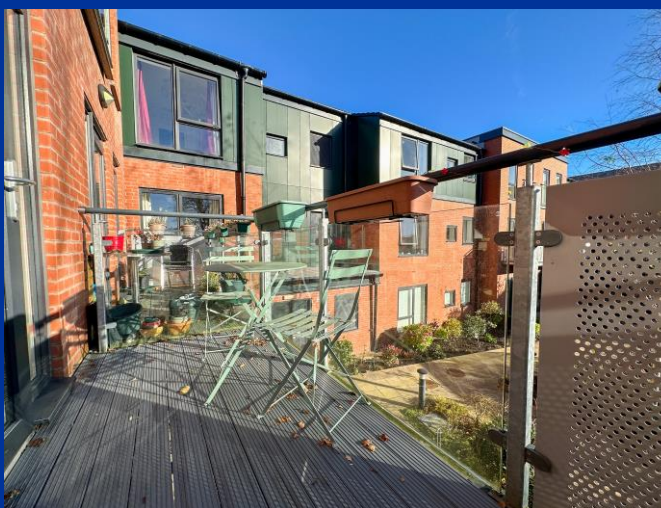
The development is situated in a desirable location in Leek, a historic town with a range of local shopping outlets, pubs, bistro's, and places to eat. Getliffe's Yard a stone throw away, an attractive development that offers an interesting range of shops and places to eat and drink. Leek's central location provides easy access to nearby towns of Macclesfield, Congleton, Buxton, and Ashbourne, as well as the city of Stoke-on-Trent. The Potteries to the M1 near Nottingham is connected by the A50, while the M6 provides access to Birmingham and Manchester.

With an efficient combined heat and power system supplemented by solar panels, telephone points in the living room and main bedroom, fire and smoke alarms, and an emergency call system, Daisy Haye provides the best in retirement accommodation with an optional tailored care package to suit your needs. We highly recommend viewing this home to appreciate its full potential.

NOTE: Tenure: Leasehold 125 years from 2014. Service Charge: £160.35 weekly, this covers all utility bills, building maintenance, garden maintenance, window cleaning. The information provided for the tenure and service charge has been done so via an email from the vendor. W&B has seen no documentation relating to this information and we advise that any potential buyer makes enquiries with Yourhousing directly.

## Situation

The property is within walking distance to the busy market town of Leek, Brough Park Leisure Centre is also on your doorstep together with local schools. The town benefits from many traditional shops, a variety of antique shops and supermarkets.



### Hallway

Door to the front elevation, two storage cupboards.

### Living Room 14' 9" x 10' 7" (4.50m x 3.22m)

UPVC double glazed door and windows to the rear elevation, radiator, cornicing, access to balcony.

### Kitchen 7' 3" x 10' 7" (2.21m x 3.23m)

Units to the base and eye level with feature lighting, four ring electric hob, extractor fan, electric oven, stainless steel sink with drainer, chrome mixer tap, space for a free standing fridge freezer, plumbing for a washing machine.

### Bedroom One 13' 3" x 10' 11" (4.03m x 3.32m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Two 10' 0" x 8' 6" (3.04m x 2.58m)

UPVC double glazed window to the rear elevation, radiator.

### Jack & Jill Wet Room 7' 3" x 8' 7" (2.22m x 2.62m)

Shower cubical, low level WC, wash hand basin, radiator.

### Externally

Balcony, communal gardens.





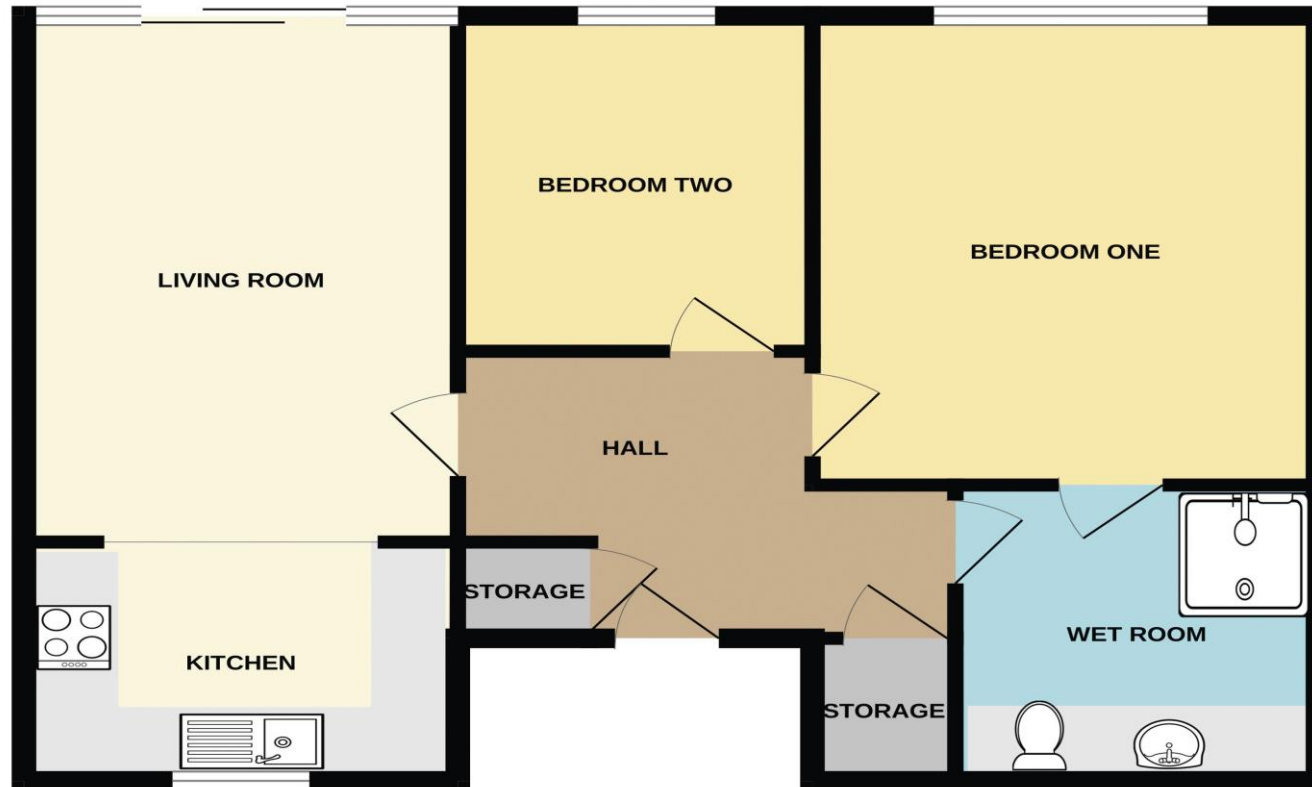
Note:  
Council Tax Band: B

EPC Rating: B

Tenure: believed to be Leasehold



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street Leek office, proceed along Ball Haye Street at the traffic lights proceed straight ahead follow this road passing the Brough Park Leisure Centre, continue along for a short distance where the building is situated on the right hand side.

**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.

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