



Apt 10, Menzies House

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Apt 10, Menzies House, 37 Willow Drive

Cheddleton
Staffordshire, ST13 7FB

This first floor apartment provides sizeable accommodation having well-dimensioned rooms throughout and provides ideal accommodation for single person, couple or may be suitable for investors.

The apartment is located in a Period building on the St Edward's Park Development and is set in 122 acres of communal parkland and woodland.

The apartment has many original Victorian features including sash windows, pictures rails and high ceilings.

Externally there is an allocated parking space and vast communal gardens.

NO UPWARD CHAIN

Offers in the region of: £115,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Laminate flooring. BUILT-IN STORE off.

Living Kitchen 29' x 16' overall (8.84m x 4.88m overall)

Living Area 18'7 x 16' (5.66m x 4.88m)
With wall mounted electric heater. Fitted carpet.
Views from all aspects over the surrounding landscaped communal gardens.

Kitchen Area 10'2 x 9' (3.10m x 2.74m)

Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating an AEG split level cooker, fridge/freezer and Zanussi washer/dryer. Wall mounted electric heater.

Bedroom 14'11 x 11'8 (4.55m x 3.56m)

Full range of fitted wardrobes. Wall mounted electric heater. Fitted carpet.

Bathroom 9'5 x 6' (2.87m x 1.83m)

With suite comprising bath with electric shower over, wash basin and WC. Part tiled walls. Fitted wall mounted corner cupboard. Wall mounted electric heater.

Outside

The apartment benefits from an allocated parking space and use of the communal gardens and woodland.

AWAITING FLOOR PLAN

Services

Mains electric, water and drainage connected.
Electric heating.

Tenure & Possession

The property will be sold leasehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band B & E

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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