



11 Bagnall Heights
Stoke-On-Trent



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

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Stoke-On-Trent
ST9 9JL

A peaceful and well presented two bedroom ground floor retirement apartment within Bagnall Heights, a secure over-55's community in the Staffordshire Moorlands.

The property enjoys a particularly attractive garden outlook, with the living room and both bedrooms looking directly over a small private garden area and then across the communal grounds.

Although the apartment feels private and secluded, it is only around 40 yards from the communal lounge, making it ideal for someone who values independence but would also welcome easy access to the social side of the community.

The Stafford Arms village pub and restaurant is also 60 yards away by a short, flat walk, adding to the everyday convenience and lifestyle appeal.



Offers In The Region Of £230,000



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General Information

Bagnall Heights and the wider setting

Bagnall Heights is an established retirement community of bungalows and apartments, designed for independent living in later life. Set with the Staffordshire Moorlands, close to the edge of the Peak District, it offers a peaceful village feel while remaining within reach of Stoke on Trent, Leek, Milton and local amenities.

The wider development is one of the main attractions. The grounds include landscaped communal gardens, mature planting, ponds, open green areas and seating spaces. The apartment takes full advantage of this environment, with the principal rooms looking out across greenery rather than directly onto neighboring properties.

The local area provides a good balance of countryside and convenience. In addition to nearby walks and places to visit, the apartment is approximately 600 yards by a short, flat walk from the Stafford Arms, an independently owned village pub in Bagnall. This gives residents an attractive local option for an informal drink, light lunch, Sunday meal or evening out without needing to rely on the car. Milton offers further everyday amenities including shops, pubs, supermarkets, a post office and a doctors surgery.

For buyers looking for security, independence, a pleasant outlook and the option of community life close at hand, this apartment offers a very appealing combination.

Entrance Hall

With fitted carpet, electric heater and useful storage cupboard.

Living Room

A spacious reception room with electric heater, feature fire surround and double doors opening to the rear garden area. The room enjoys a pleasant outlook over greenery and towards the communal grounds.

Kitchen

Fitted with a range of wall and base units, stainless steel sink unit with mixer tap, integrated dishwasher, tiled floor, double electric oven, electric hob, extractor, floor level heater and fridge freezer.

Bedroom one

A double bedroom with electric heater, fitted carpet and rear-facing outlook over the garden and communal grounds.

Bedroom two / Dining Room

A flexible second bedroom, currently used as a separate dining room with electric heater. This room would also work well as a guest room, hobby room or study.

Shower Room

With shower cubicle, WC, wash basin, heated towel rail, wall-mounted storage cupboards and tiled finish.

Outside

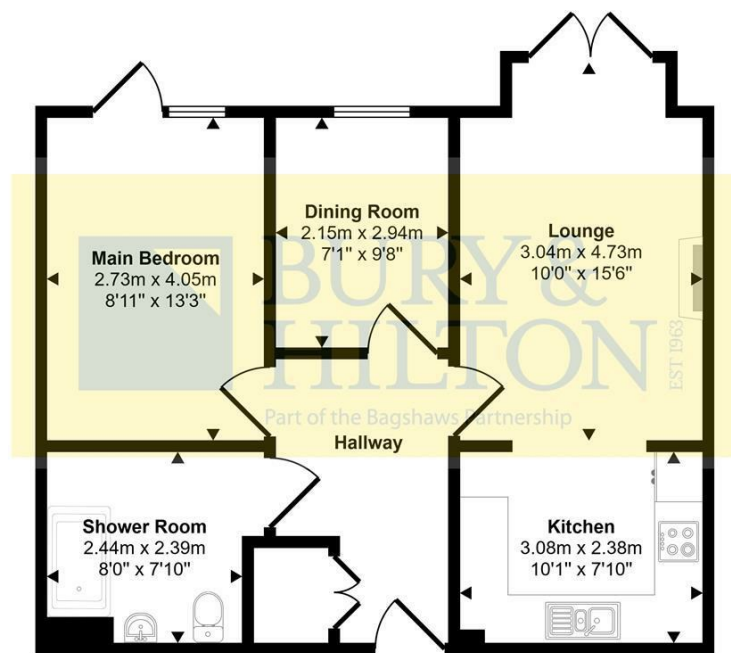
The apartment has a small garden and seating area to the rear overlooking the landscaped communal gardens. The property also benefits from allocated parking within the secure gated development.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



Approx Gross Internal Area
56 sq m / 599 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Broadband fibre-optic

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Method of Sale

The property is offered for sale by private treaty.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold leasehold with vacant possession granted upon completion.

Lease term 79 years left on lease

Service charge is £385 pcm

Insurance £27 pcm

The development is for residents aged 55 and over.

Optional on-site domiciliary care available subject to assessment and availability

Viewing

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

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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