



Apartment 2, Martin House, 59 Willow Drive
Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Apartment 2, Martin House, 59 Willow Drive

Cheddleton
Staffordshire
ST13 7FG

- * A delightful one bedroom ground floor apartment located on the very popular St Edward's park development in Cheddleton
- * Set in beautiful surrounding countryside the accommodation briefly comprises: Entrance Hall, Lounge with open plan Kitchen Area and balcony feature to the front aspect, Bedrooms with En-Suite Facility and Bathroom.
- * The property also has the benefit of gas central heating, double glazing and allocated parking.
- * The property may be of interest to landlords or first time buyers.
- * Offered For Sale with No Upward Chain involved.



Offers In The Region Of £110,000



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Leek - 01538 383344



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General Information

Entrance Hall

Storage cupboard. Radiator.

Living Room / Kitchen 14'5 x 29'11 max (4.39m x 9.12m max)

Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Wall mounted boiler. Integrated fridge and freezer, dishwasher and washing machine. Radiator x 2.

Bedroom 10'11 x 9'11 (3.33m x 3.02m)

Radiator. Fitted wardrobes.

Bathroom 6'9 x 6'7 (2.06m x 2.01m)

Bath with shower over. W.c. Wash basin. Heated towel rail.

Outside

Allocated parking space.

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

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.



GROUND FLOOR

APPROX. 53.6 SQ. METRES



TOTAL AREA: APPROX. 53.6 SQ. METRES

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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 is 125 years from 01/02/2004

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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