



27 Waterloo Mill

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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27 Waterloo Mill

Leek
Staffordshire
ST13 8AT

- * One of three penthouse apartments available to purchase set in a most attractive Period listed building.
- * The apartments are differentiated from the other apartments by the luxury features on offer with the spacious living accommodation and the outstanding views over the historic market town of Leek.
- * The accommodation on offer has an Entrance Hall, large living space with open plan design Kitchen with fitted appliances and Lounge area, Three Bedrooms (master with En-Suite facility), main Bathroom. * The apartments benefit from gas fired central heating.
- * We would strongly advise viewing as they not only have the advantage of a regular apartment with the secure and convenient location but also the accommodation size and individual design.
- * There are two allocated parking spaces and gated access.



Offers In The Region Of £125,000



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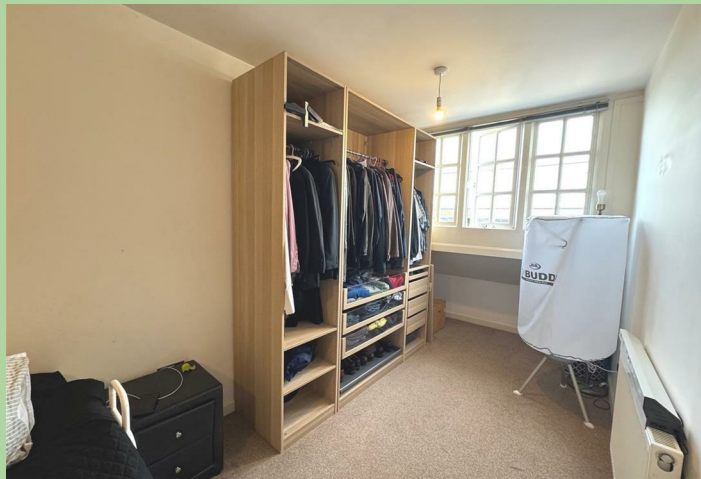


Leek - 01538 383344



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General Information

Entrance hall

Fitted carpet. Radiator.

Living Kitchen 22'2" x 22'6" extending to 31'7" (6.76 x 6.88 extending to 9.63)

Exposed beams, fitted carpet, intercom system, two radiators. Double glazed windows with views over the town and surrounding countryside.

Kitchen area

Range of wall and base units. gas hob, electric oven with extractor hood over. Stainless steel sink unit with drainer, integrated washing machine, dishwasher fridge and freezer. Part tiled walls. Tiled flooring. Cupboard housing combination boiler.

Bedroom one 20'0" x 22'0" (6.12 x 6.73)

Fitted carpet. Two radiators.

En-suite

Suite comprising fully tiled shower cubicle, wash basin & W.C.

Bedroom two 18'6" x 7'4" (5.64 x 2.26)

Fitted carpet. Radiator.

Bedroom three / study 7'4" x 10'9" (2.24 x 3.28)

Fitted carpet. Radiator.

Bathroom

Bathroom suite comprising bath with shower over, wash hand basi and W.C. Part tiled walls.

Broadband Connectivity

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.

Tenure and Possession

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

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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