



21a Fountain Street, Leek, Staffordshire, ST13 6JS

£575 Per month

CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING!

A spacious two bedroom apartment situated only a stones throw away from Leek town centre where you will find a variety of shops, bars and restaurants! Boasting a brand new fitted kitchen, fresh décor and available immediately on an unfurnished basis. This apartment is sure to be snapped up so book your viewing today!

#LeekTownCentre #ToLet

Denise White Estate Agents Comments

This spacious two-bedroom apartment in the heart of the charming Market Town of Leek in Staffordshire, is available to let immediately on a long term basis! The apartment, which is split over two floors, has a private entrance to the ground floor, a landing area on the first floor, leading to a spacious lounge at the front, while the kitchen and bathroom are situated towards the rear. On the second floor, Bedroom One occupies the front of the property, benefiting from ample natural light through its large window. Bedroom Two is positioned at the rear.

Externally, there is a small yard area that is shared with David H Smith Funeral Directors.

Location

Situated in the Town Centre of Leek close by other retail and commercial properties.

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall

Wooden entrance door to the front aspect. Ceiling Light. Stairs leading to the First Floor Landing.

First Floor Landing

Carpet. Ceiling light. Stairs leading to the second floor. Doors leading into: –

Lounge

13'10" x 13'4" maximum (4.22 x 4.08 maximum)



Carpet. uPVC window to the front aspect. Electric storage heater. Understairs storage cupboard off. Two ceiling lights.

Kitchen

13'0" x 4'7" (3.98 x 1.40)



Fitted with brand new base units with worksurfaces over incorporating a stainless steel sink and draining unit with mixer tap. Space for electric cooker. Plumbing for automatic washing machine. Vinyl flooring. Part tiled walls. uPVC window to side aspect. Ceiling spotlights.

Bathroom

9'9" x 5'0" (2.99 x 1.53)



Fitted with a suite comprising of panelled bath with shower over, low-level WC and pedestal wash hand basin. Lino flooring. Tiled splash backs. Electric storage heater. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Second Floor Landing

Carpet. Ceiling light. uPVC window to the rear aspect. Loft access. Doors leading into:-

Bedroom One

13'10" max x 8'10" (4.23 max x 2.71)



Carpet. Electric storage heater. uPVC window to the front aspect. Ceiling lights.

Bedroom Two

8'0" min x 7'10" (2.44 min x 2.41)



Carpet. Electric storage heater. uPVC window to the rear aspect. Ceiling light. Airing cupboard off housing the hot water.

Outside

To the rear of the property there is a yard area which has shared access with the funeral directors for bin storage.

Agents Notes

Services: Mains electricity, water and drainage connected. There is no mains gas connected to the

property.

Council Tax: Staffordshire Moorlands Band A

Available Unfurnished

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the Landlord.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the

local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Let?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Proof of ID

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

References

Employment and Landlord references are required along side a credit check.

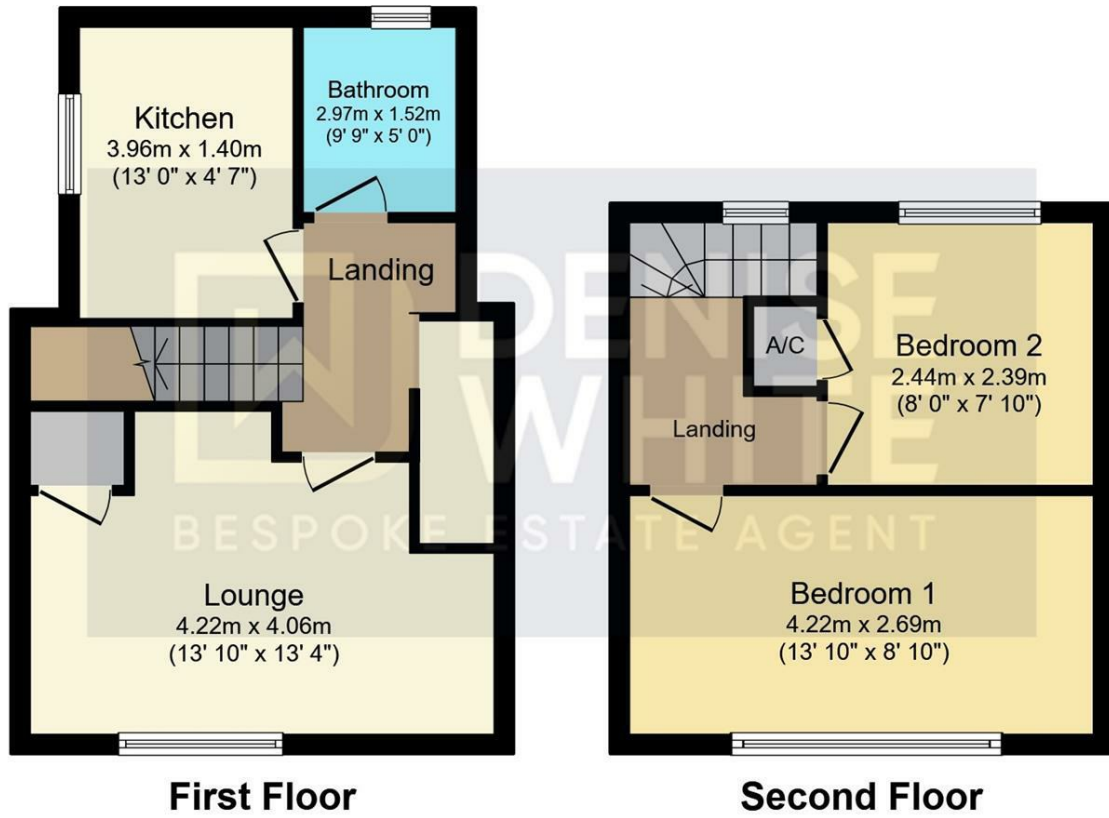
Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £132.69

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. The deposit for this property equals £663.46.

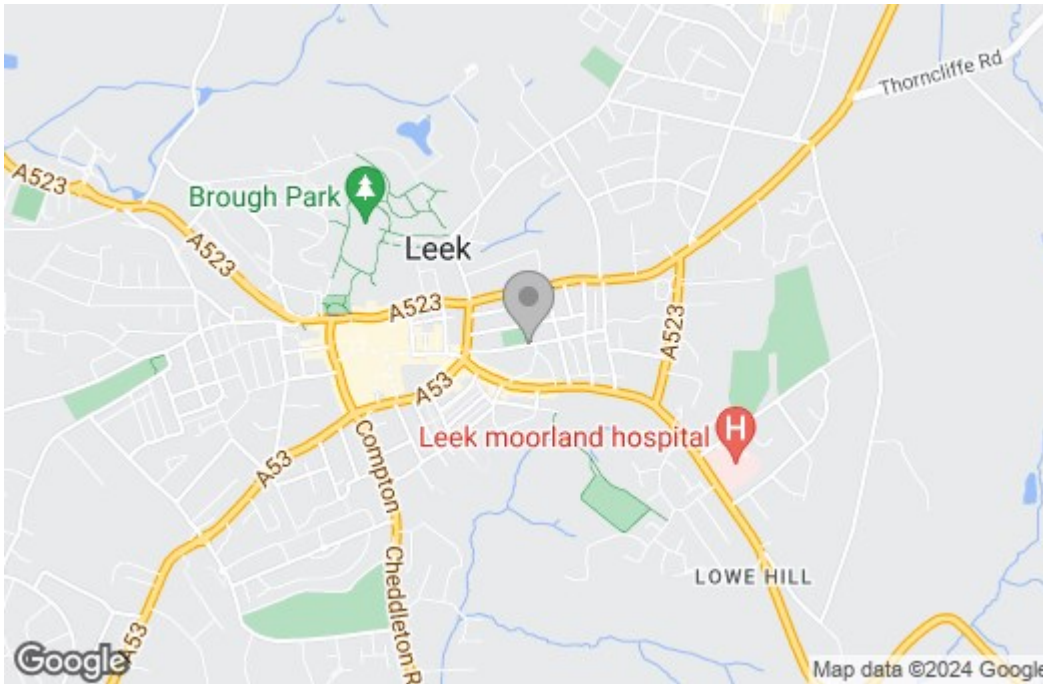
Floor Plan



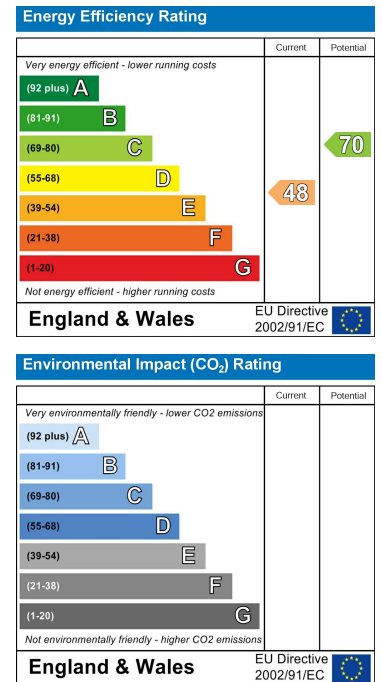
Total floor area 61.2 sq.m. (659 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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