



## **Apartment 2, Daisy Hays Ball Hays Green, Leek, Staffordshire, ST13 6BW**

**£112,000**

"There is a whole new kind of life ahead, full of experiences just waiting to happen!"

If you're looking for a ground floor two-bedroom apartment in a most popular retirement village, offered on a 75% ownership for those aged 55 and over, this is your opportunity to embrace a lifestyle of leisure and fulfilment. Here, you'll discover the perfect blend of comfort and community, allowing you the time to enjoy all the things you never had time to do. Explore vibrant social activities, beautiful surroundings, and the freedom to create new memories in a welcoming environment designed just for you.....

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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## Denise White Estate Agents Comments



**\*\*Exclusive Opportunity: Two-Bedroom Ground Floor Apartment in Daisy Hay Retirement Village\*\***

We are pleased to present a rare opportunity to acquire a two-bedroom ground floor apartment located in the highly sought-after retirement village of Daisy Hay, situated just outside the charming market town of Leek, Staffordshire.

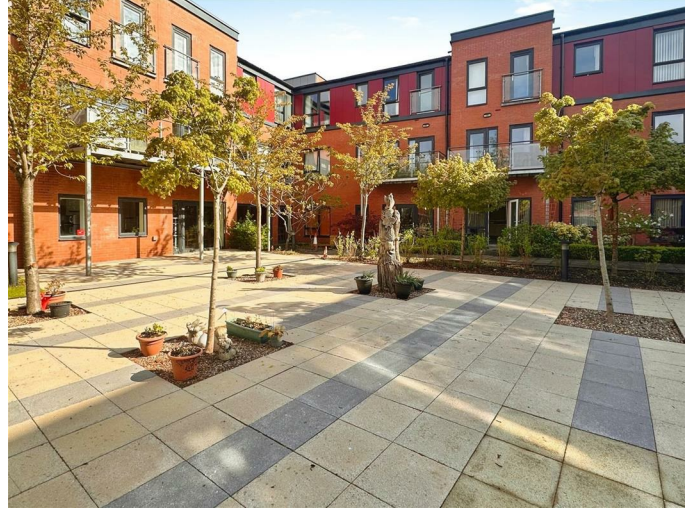
This well-appointed ground floor apartment features an inviting entrance hall with ample storage space, leading to a spacious lounge that provides direct access to a private garden area, which seamlessly connects to a large communal garden—perfect for relaxation and socialising.

The modern fitted kitchen is designed for convenience, while the main bedroom boasts direct access to a stylish wet room. The second bedroom offers versatility, serving as a comfortable guest room or an ideal study/dining area based on your needs.

Please note that to purchase a 75% ownership stake in this apartment, prospective buyers must be aged 55 or over and meet specific eligibility criteria.

For more information, please do not hesitate to contact us.

## About Daisy Hay Retirement Village



Welcome to Daisy Hay, where you can embrace the independent lifestyle you deserve. Here, you have the freedom to choose an active or leisurely pace, with a wealth of amenities designed for your convenience and enjoyment—all right at your doorstep. This exceptional development offers tailored care packages to meet your individual needs, making it an ideal place to call home.

At Daisy Hay, you'll find everything you desire under one roof, allowing you and your loved ones to enjoy a vibrant and fulfilling lifestyle. As a resident, you can engage in a variety of activities at your own pace, providing numerous opportunities to forge new friendships. Treat yourself to a delightful meal at our bistro or unwind in the spacious communal lounge, perfect for socialising with neighbours and friends.

Indulge in some pampering at our hair and beauty salon, participate in organised social events, or simply take a leisurely stroll through the landscaped gardens.

Nestled on the edge of the breathtaking Peak District National Park, Daisy Hay is located in the charming town of Leek. With the historic market town centre just a short walk away, you'll have all essential amenities right at your fingertips. Enjoy the proximity to Brough Park and excellent transport links to nearby towns such as Macclesfield and Congleton, making this an unbeatable location for

your new home.

Leek boasts a variety of local shopping options, as well as an array of pubs, bistros, and dining establishments. The town's rich history in farming and textiles is reflected in its vibrant market scene. Visit the outdoor market on Wednesdays for general supplies, or explore the indoor market at the restored Butter Market, open on Wednesdays, Fridays, and Saturdays. Don't miss the Saturday outdoor collectors market, offering a treasure trove of pottery, jewellery, antiques, and more. Additionally, the award-winning fine food market on the third Saturday of each month showcases the best of local produce.

Be sure to check out Getliffe's Yard, a historic courtyard in the heart of the town centre, home to a unique selection of shops and eateries.

Leek town centre is conveniently located at the junction of the A523, A53, and A520 roads, providing excellent access to Macclesfield and Congleton in Cheshire, as well as Buxton and Ashbourne in Derbyshire, and Stoke-on-Trent in Staffordshire. With two junctions onto the M6, you can easily reach Birmingham and Manchester, while the A50 connects the Potteries to the M1 near Nottingham.

If you are aged 55 or over, our retirement living properties at Daisy Hays are perfect for you. For further information about your eligibility, please reach out to our dedicated Sales Team. We look forward to welcoming you to your new home!

### Entrance Hall

Step into a spacious entrance hall with a fitted carpet and illuminated by a ceiling light. This welcoming area provides access to the lounge, two bedrooms, and a modern wet room. You'll also find a generously sized storage cupboard equipped with electric sockets and a ceiling light, along with an additional storage space featuring hanging options, perfect for vacuum cleaners and household appliances. The hall has a warden control wall-mounted alarm for added security.

### Lounge

14'7" x 10'4" (4.45 x 3.15)



The inviting lounge boasts a wall-mounted radiator and is carpeted for comfort. Ceiling lights illuminate the space, while full-length uPVC double-glazed windows offer views of the communal garden area and provide direct access through a door leading outside. The open-plan design seamlessly integrates the kitchen area.

### Kitchen

7'0" x 10'4" (2.15 x 3.15)



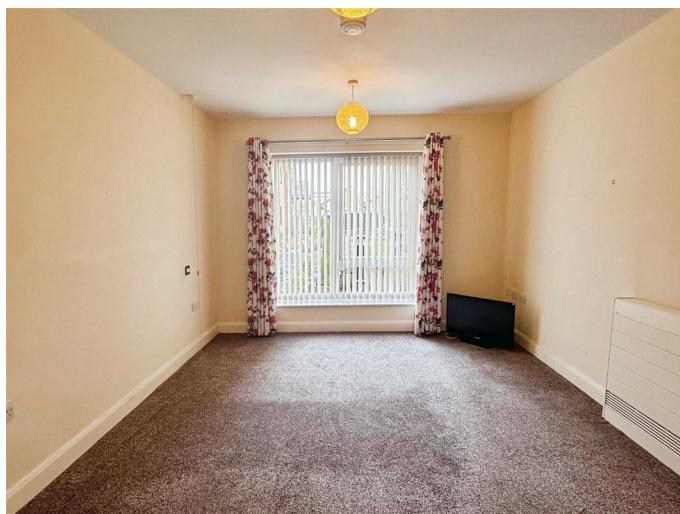
The kitchen features a stylish range of cream wall and base units complemented by a wood-effect work surface. It is equipped with a new electric hob, stainless steel extractor hood, and splashback. A stainless steel sink unit with a drainer and central tap adds functionality, alongside a new eye-level grill. There is ample space for a fridge freezer and



plumbing for a dishwasher, with an internal window.

### Bedroom One

10'8" x 9'6" (3.27 x 2.92)



This spacious double bedroom is fitted with carpet and features a uPVC double-glazed window, a wall-mounted radiator, and two ceiling lights. It also provides warden control pull and access to the stylish wet room.

### Wet Room

6'10" x 9'6" (2.1 x 2.91)



The modern wet room is designed with a walk-in shower area enclosed by glass doors, complete with a handrail for safety. A vanity wash hand basin with storage underneath and a WC along with shelving space, part tiled walls, a wall-mounted mirror with an integrated light, ceiling light and wall-mounted radiator.

### Bedroom Two

9'6" x 8'0" (2.92 x 2.45)



This versatile bedroom can serve as either a sleeping area or a dining room. It features fitted carpet, a wall-mounted radiator, a ceiling light, and a uPVC double-glazed window.

### Outside



Enjoy the pleasant communal garden directly outside the apartment, complete with seating areas and extensive flower borders. In addition, the apartment boasts its own private garden area, offering the perfect space for planting your favourite flowers and creating a relaxing seating area for outdoor enjoyment.

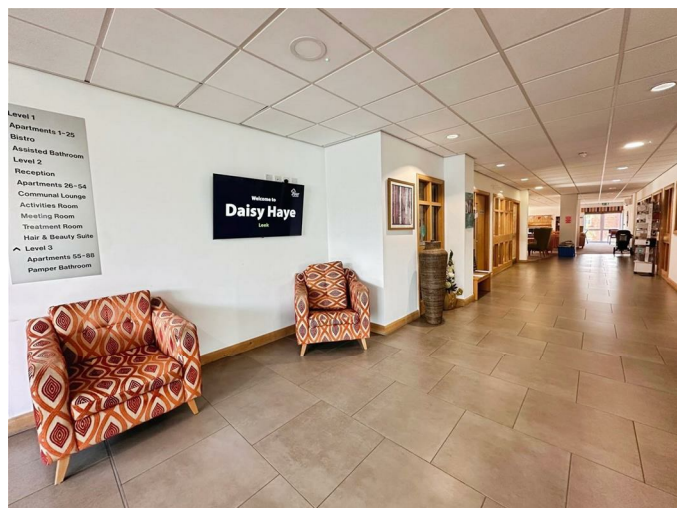
## Leasehold



Each household will also pay an amenity charge (for personal fuel and utilities) of £48.92 per week, service charge of £74.00 per week and leaseholder charge of £8.72 per week. Total weekly charge £131.64

If you purchase a 75% share then no rent is payable in accordance with the Homes and Communities Agency OP shared ownership lease

## Service Charge



This charge will cover the cost of staffing and providing on site services such as scheme management, cleaning and window cleaning for the communal areas, gardening/ground maintenance, servicing of communal area equipment, building insurance for the fabric of the building, and communal TV system.

Service charges are based on the estimated charge of providing the services and adjusted annually according to actual costs of provision

Managing Agent - Your Housing Group

## Amenity Charge (Utilities)



This charge covers all your personal fuel, water and sewage costs, so the only other normal bills you would pay to live in Daisy Haye would be for



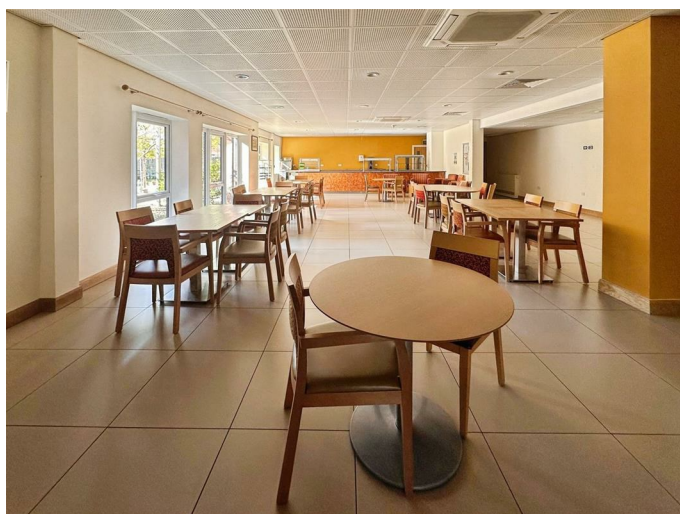
council tax (you may be exempt) home contents insurance and any personal amenities such as your phone or TV service.

## Repairs



Leaseholders are responsible for repairs to apartments. YHG are able to offer an optional repairs service for £43.93 month.

## Other Costs Sinking Fund Compulsory Charge

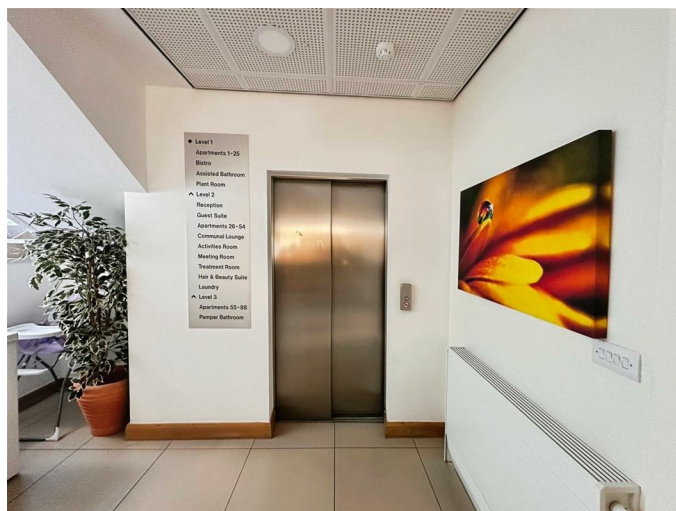


The sinking fund is a contribution to the funding of future major repairs. This is to reduce the burden on owners, with the reassurance that we use professional and vetted suppliers from our preferred suppliers list.

In some models, this is collected as an additional annual fee to leaseholders

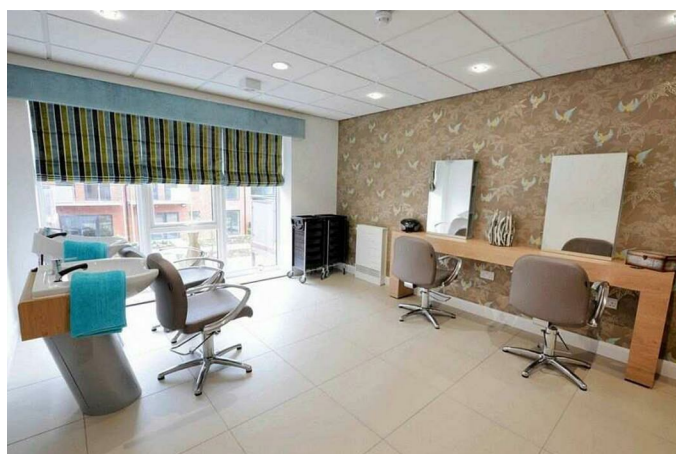
In our lease, this is based on 1% of the market value of the property annually and is collected when you sell your apartment.

## Daily Living Costs



You will need to pay for all your daily living costs, which include but are not exclusive to; council tax, TV license, home contents insurance and food

## Care and Support Costs



There will be a base level of support that will be provided for all residents the amount you may pay for any additional support or care will depend on your individual needs and your income and expenditure.

Staffordshire Moorlands District Council can arrange a FACs (Fair Access to Care Assessment) on request for potential residents. Residents will be able to request a "fairer charging assessment" carried out by the council to assess ability to pay for (or contribute to) the support services received.

These charges are payable direct to Staffordshire

Moorlands District Council and will be reviewed by them in April each year.

### **What is the eligibility criteria for older person'**

If you choose to apply for the older person's shared ownership, the general eligibility criteria are:

You must be aged 55 years or older.

You are unable to afford to purchase at full market value.

Your annual household income can be no more than £80,000.

You do not already own a home, or you will need to sell any existing property owned before purchasing.

You will need to be able to secure a mortgage or have sufficient savings to pay the share in full, if retired.

You must not have any outstanding credit issues such as unsatisfied defaults or county court judgements.

How do I apply?

If you are interested in applying for Affordable Home Ownership you must check you are shared ownership eligible online.

Please apply at [www.gov.uk/shared-ownership-scheme/apply](http://www.gov.uk/shared-ownership-scheme/apply)

In the case of sales, purchasers may be under the age of 55 if they are purchasing the property on behalf of an individual aged 55 or over as their only or principal home.

### **Local Residents**

All applicants must be able to demonstrate that they meet one of the following criteria:

- They have lived continuously in the Staffordshire Moorlands Community for at least 5 years.

- They have a strong local connection with Staffordshire Moorlands by birth, upbringing or previous periods in residence.

- They need to support their family currently living in Staffordshire Moorlands or are themselves in need of support from family already living in

Staffordshire Moorlands.

- They are employed in Staffordshire Moorlands

### **About Your Agent**



**WE WON !**



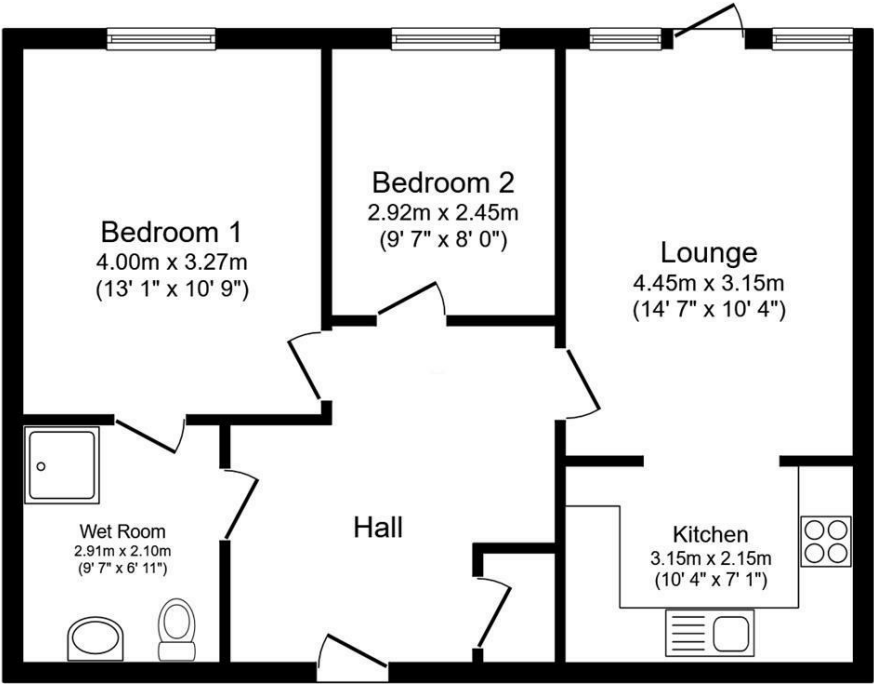
**Do You Need Help With A Mortgage ?**

**You Will Need A Solicitor !**

**Do You Have A House To Sell or Rent ?**



Floor Plan



Floor Plan

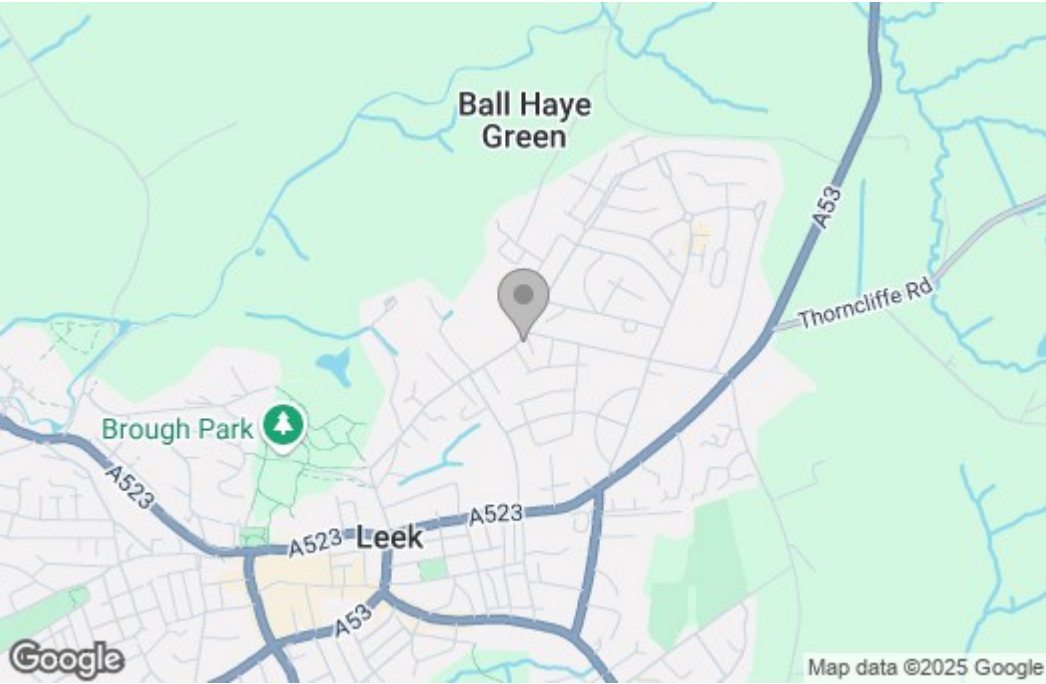
Floor area 60.8 sq.m. (654 sq.ft.)

Total floor area: 60.8 sq.m. (654 sq.ft.)

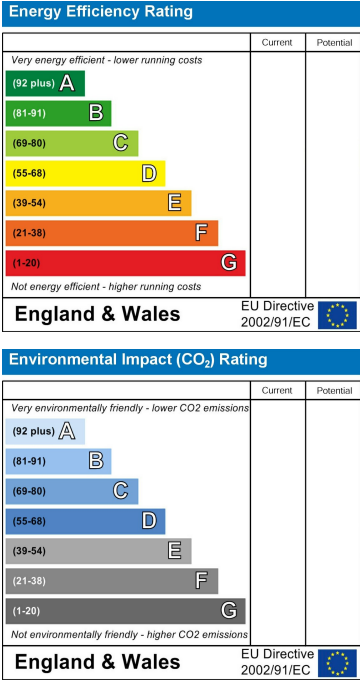
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.