



Merchant Quarters 3-7 Sheep Market, Leek, Staffordshire, ST13 5HN

£550 Per month

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

"Home is where one starts from" T.S. Eliot

Start your day with your feet on the solid oak flooring in this one bedroom apartment that we are delighted to be offering TO LET.

This second floor apartment offers open plan living with one double bedroom and a great size bathroom meeting your needs if you enjoy modern living in a great location.

The apartment is well equipped providing an integrated washer/dryer, oven, hob, fridge and box freezer space. In the bedroom it provides a double ottoman bed and a double wardrobe.

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

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Denise White Agent Comments

We are pleased to be offering this well presented one bedroom apartment located in the heart of Leek in Sheep market.

A second floor apartment, offering open living space with integrated washer, oven, hob, fridge and box freezer space. Solid oak flooring to kitchen, lounge and hall area, double bedroom and a great sized bathroom with large shower enclosure. A double ottoman bed and a double wardrobe to the bedroom and a small storage cupboard in the hall housing the hot water cylinder which is operated on a hive. Electric panel heaters with timers and app control.

Outside offers a shared courtyard and stunning views with peaceful living, this apartment is not to be missed.

Location



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 to 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hallway



Solid oak flooring, Inset spotlights.

Living Kitchen

14'3"-12'11" (4.35-3.95)



Solid oak floor covering, wall mounted radiator, range of base units. Integrated fridge. Integrated Washing machine. Neff hob. Integrated oven. ceiling light, single glazed window.

Bedroom

8'11"-10'9" (2.72-3.30)



Fitted carpet, wall mounted radiator, single glazed window, skylight window, ceiling light.

Shower Room

5'1"-7'6" (1.55-2.30)



Tiled floor covering, pedestal style wash hand basin, WC, heated towel rail, shower cubicle, wall lights, skylight window.

Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £127

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. In this case the deposit would be £643.00

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents

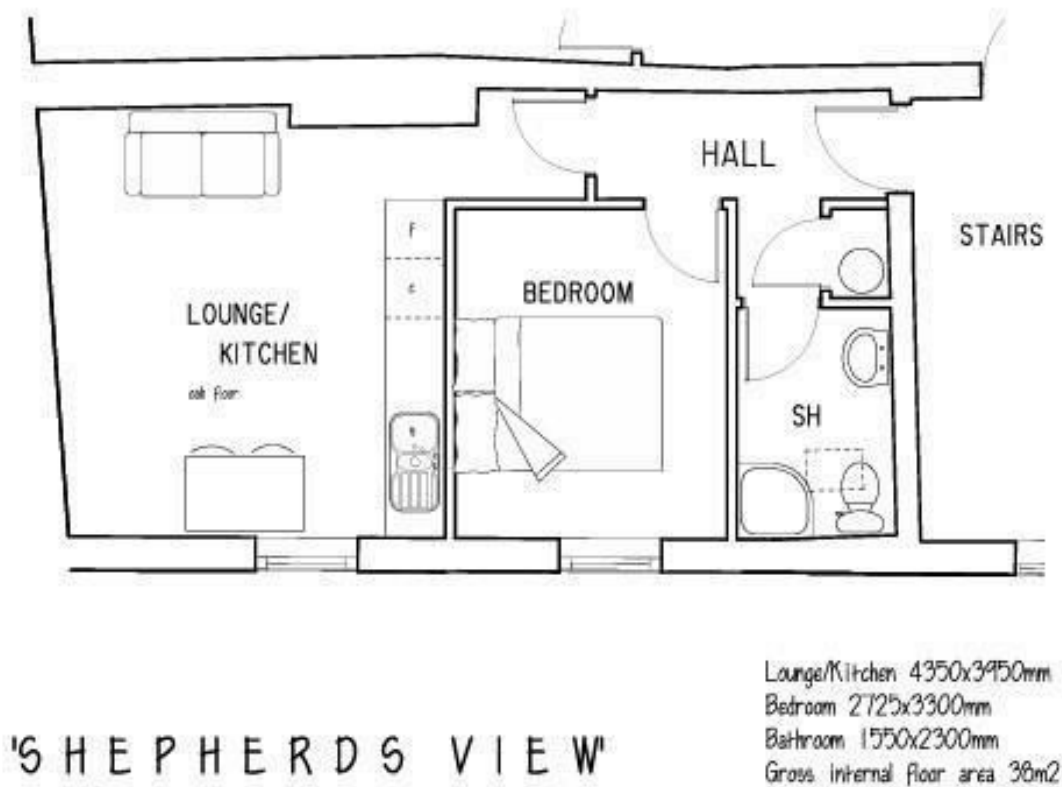
nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

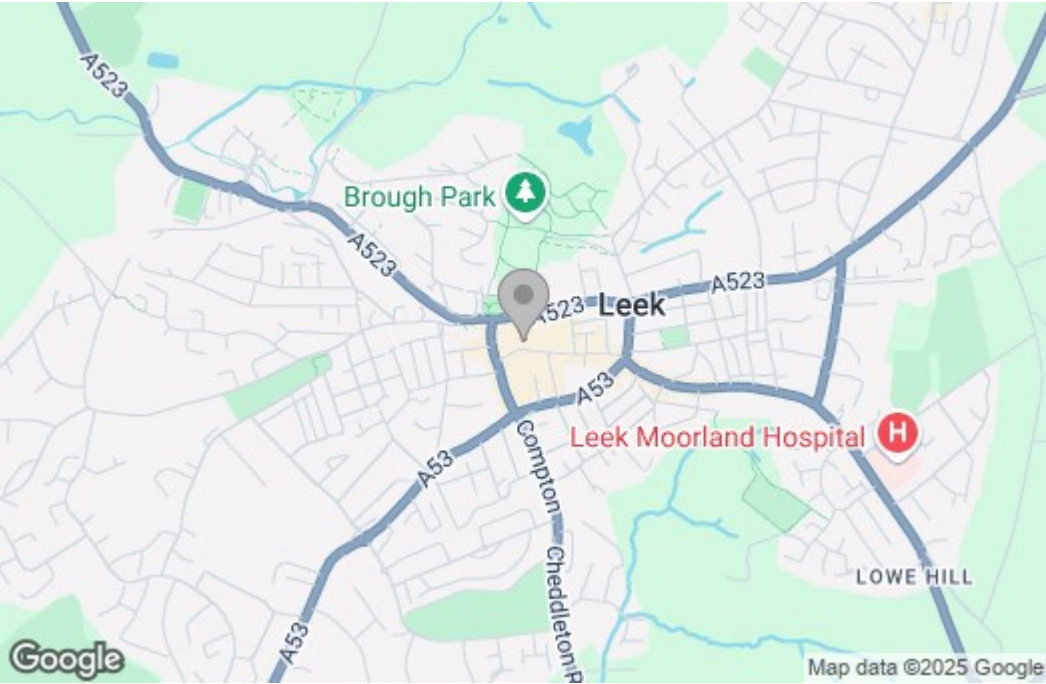
Do You Have A House To Sell or Rent ?

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.

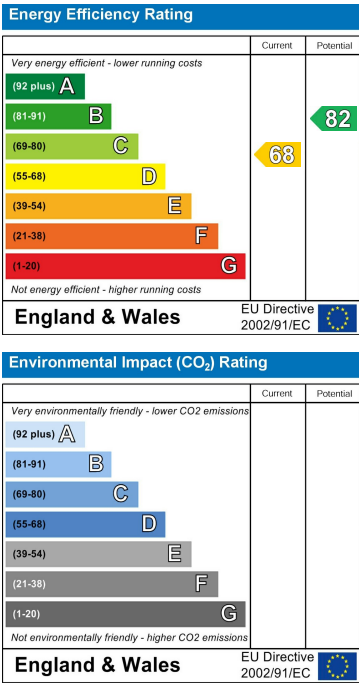
Floor Plan



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.