



Apartment 1, 27 Birchtree Drive

, Cheddleton, ST13 7FE

£725 Per month



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

"Home is not a place....it's a feeling" - Cecelia Ahern

Offering a living and dining area, functional kitchen, great sized family bathroom and two bedrooms, this apartment allows for professionals, downsizers, small family or anyone seeking stylish, low maintenance living in a sought-after neighbourhood!

Providing tranquil surroundings, well maintained communal areas and excellent location!



Denise White Estate Agent Comments

Welcome to St Edwards Park, Cheddleton - A modern two-bedroom apartment offering stylish and comfortable living situated in a sought-after residential setting.

This well appointed home features a living and dining area, spacious main bedroom complete with a modern En-suite, a second single sized bedroom and a large family bathroom.

The open-plan living and dining creates an inviting space, perfect for relaxing or entertaining, while the kitchen provides both functionality and charm.

Set within the tranquil surroundings of St Edwards Park, this apartment combines contemporary living with a scenic countryside appeal.

Location

The village is divided into two distinct communities – the traditional village and the modern Redrow development located at St. Edward's Park, on the grounds of the old St. Edward's Psychiatric Hospital. This extensive site has been redeveloped and many of the old listed hospital buildings have been renovated, including the old hospital water tower, the highest building in the surrounding area, which now serves as an impressive private dwelling.

The village has a strong community spirit and is home to a number of local businesses, including a post office, a convenience store, and several pubs and restaurants.

Cheddleton is also home to a number of community groups and organizations, including a cricket club, a bowls club, and a history society. The village hosts a number of events throughout the year, including a popular annual carnival and a Christmas lights switch-on.

Living Room 16'5"-13'4" (5.02-4.08)

Carpet floor covering, radiator, uPVC windows, window blinds, ceiling light

Kitchen 12'7"-6'1" (3.86-1.87)

Wooden design flooring. Range of wall and base units. Integrated cooker, hob and extractor Baxi boiler. Stainless steel sink unit. Ceiling light.

Bathroom 7'8"-6'9" (2.36-2.07)

Vinyl flooring. Pedestal style wash hand basin. WC. Heated towel rail. Bath tub with shower attachment. UPVC, partial wall tiles, double glazed window. Ceiling light.

Bedroom One 12'7"-11'7" (3.86-3.55)

Carpet floor covering, built in double wardrobe, radiator, uPVC windows, window blinds, ceiling light, access to ensuite

Ensuite 7'9"-3'10" (2.37-1.17)

Vinyl flooring. WC. Pedestal style wash hand basin. Heated Towel rail. Shower cubicle with electric shower. Obscured UPVC double glazed window, window blinds, Ceiling light.

Bedroom Two 13'1"-7'0" (3.99-2.15)

Carpet floor covering, radiator, uPVC window, window blinds, ceiling light

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 £167.00

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 £836.00

Meet 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.

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.

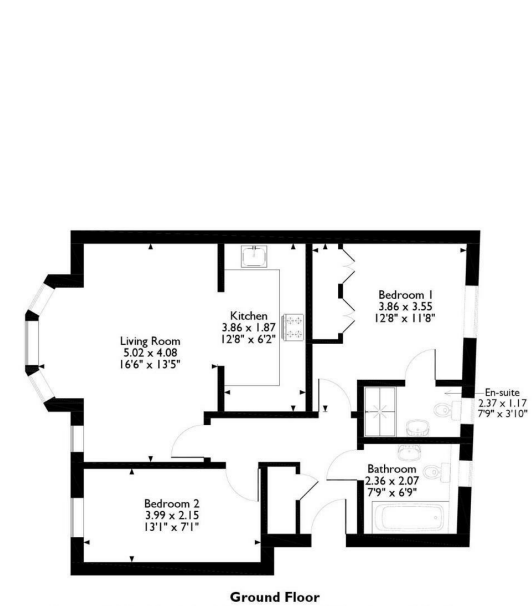
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

Area Map



Floor Plans



Energy Efficiency Graph

