

**1 Spouthall, 68 St. Edward Street, Leek, Staffordshire, ST13 5DL**

**Offers in the region of £75,000**

Call us to arrange a viewing 9am - 9pm 7 days a week!

A low maintenance one bedroom flat situated within the popular town centre of Leek. Within walking distance to a range of local amenities, this property is ideal for downsizers and investors.

### Denise White Estate Agent Comments

Located on the highly regarded St Edward Street in the vibrant market town of Leek, this one-bedroom ground floor flat offers an excellent opportunity for investors or downsizers alike. Perfectly positioned within walking distance of a wide range of local amenities, shops, and cafes, the property combines convenience with character.

The accommodation briefly comprises living room, double bedroom, fitted kitchen, and a shower room, providing a practical and low-maintenance living space.

Previously let at £450pcm, the flat offers a potential yield of approximately 7.2%, making it a strong contender for those seeking a reliable buy-to-let investment.

To the rear of the building, residents benefit from access to a generous communal garden, mainly laid to lawn—an ideal spot to relax or enjoy the outdoors in a peaceful setting.

With its central location, attractive yield, and well-proportioned accommodation, this flat presents a fantastic opportunity to invest in one of Staffordshire's most sought-after market towns.

### 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.

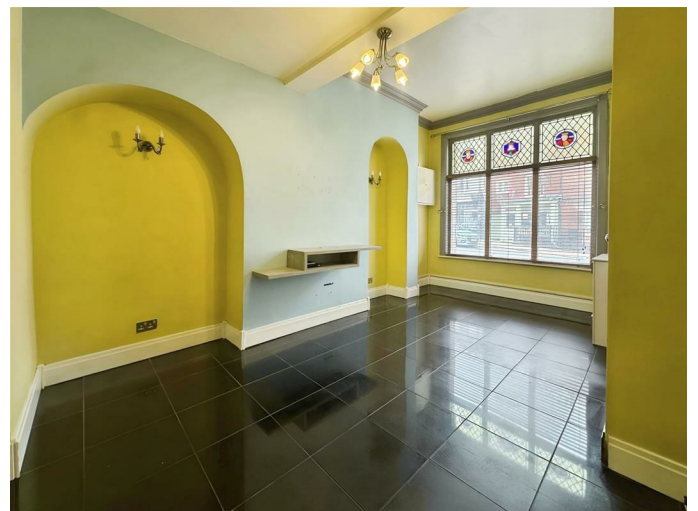
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

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.

### Lounge

16'9" x 10'11" max (5.12 x 3.33 max )



Tiled flooring. Wall mounted radiator. Window to the front aspect. Ceiling light.



### Bedroom

14'4" x 10'1" max (4.39 x 3.09 max )



Tiled flooring. Wall mounted radiator. Window to the rear aspect. Ceiling light.

### Kitchen

8'3" x 8'5" max (2.54 x 2.59 max )



Tiled flooring. Wall and base units. Plumbing for washing machine. Double glazed window to the side aspect. Access to outside. Inset spotlights.

### Shower Room

7'9" x 4'0" (2.37 x 1.24 )



Vinyl flooring. WC. Pedestal style wash hand basin. Ladder style towel rail. Shower cubicle with electric shower. Inset spotlights.

### Agent Notes

Tenure: Leasehold - 965 years remaining

Annual Ground Rent - £1

PLEASE NOTE THE VENDORS HAVE INFORMED US THERE IS NO MANAGEMENT COMPANY IN PLACE THEREFORE NO SERVICE CHARGES PAYABLE

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

### 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 vendor.

## 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.

### Property 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.

## You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

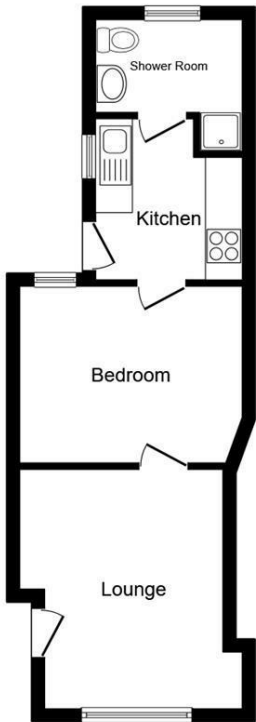
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

Floor Plan

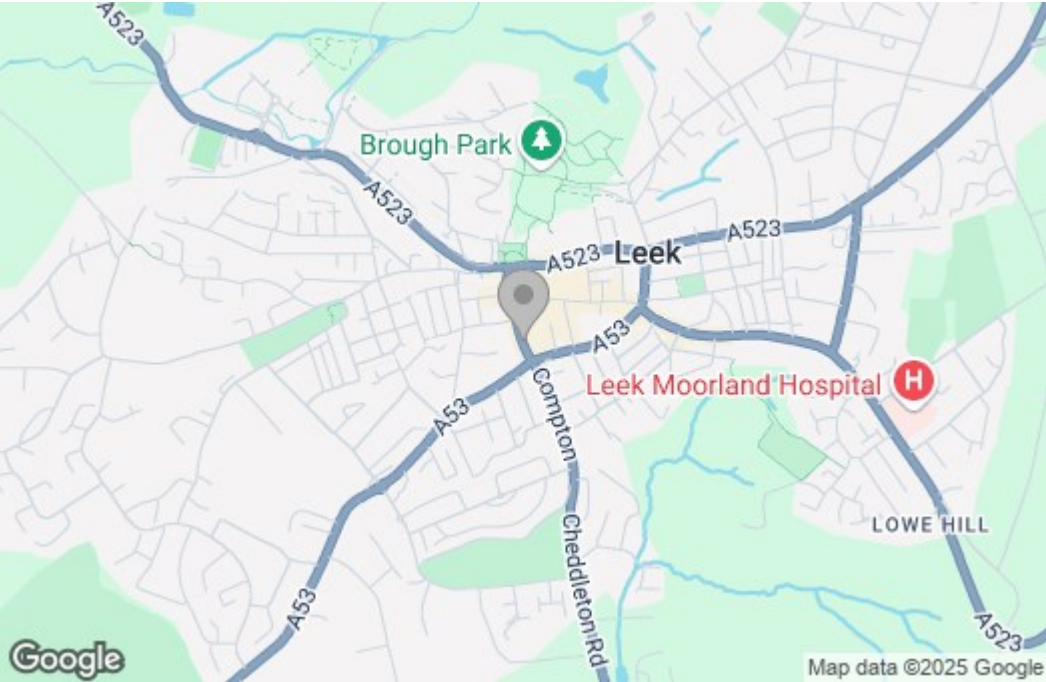


Floor Plan

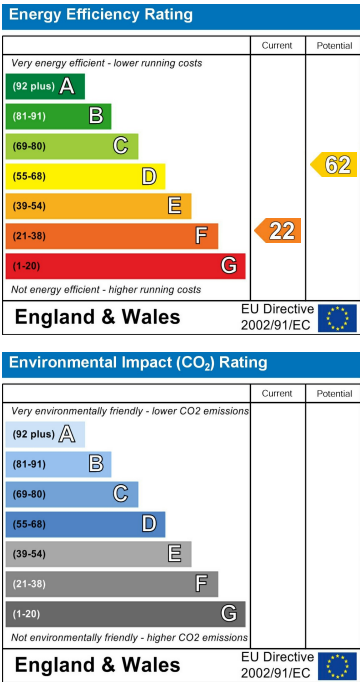


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.