

Apartment 6 Sugden House Stockwell Street, Leek, Staffordshire, Asking Price £90,000

- Historic building apartment complex
- Walking distance to Leek town centre
- Communal garden
- Ground floor apartment
- Ideal first time buy or buy to let
- Council tax band A
- 1 bedroom
- Allocated parking space
- EPC rating D

Apartment 6 Sugden House Stockwell Street, Leek ST13 6DH

Whittaker and Biggs are pleased to offer to the market this one bedroom, ground floor apartment in a historic building on the outskirts of Leek market town centre.

Living space is comprised of an open plan living room-kitchen, a bedroom and shower room.

The original wood glazed sash windows have secondary glazing with the well-presented communal entrance having an intercom and motion sensor lighting.

Additionally, the apartment has an allocated parking space and a communal garden.

Perfect for a first time buyer or buy-to-let investor, a viewing is highly recommended to appreciate the location and historical building.

NOTE: Lease 150 years from 1st August 2005



Council Tax Band: A



Communal Entrance

Intercom, motion sensor lighting. - Size : -

Hallway

5'11" x 5'2" Max measurement

Store cupboard, electric radiator. - Size : - 5' 11" x 5' 2" (1.80m x 1.57m) Max measurement

Sitting Room / Kitchen

14'6" x 13'8" Max measurement

Wood sash window with secondary glazing, electric radiator, units to the base and eye level, stainless steel sink and a half with drainer, chrome tap, ceramic hob, electric fan assisted oven, integral fridge freezer. - Size : - 14' 6" x 13' 8" (4.41m x 4.17m) Max measurement

Bedroom

11'10" x 8'3"

Wood sash window with secondary glazing, electric radiator. - Size : - 11' 10" x 8' 3" (3.61m x 2.51m)

Shower Room

8'5" x 5'3" Max measurement

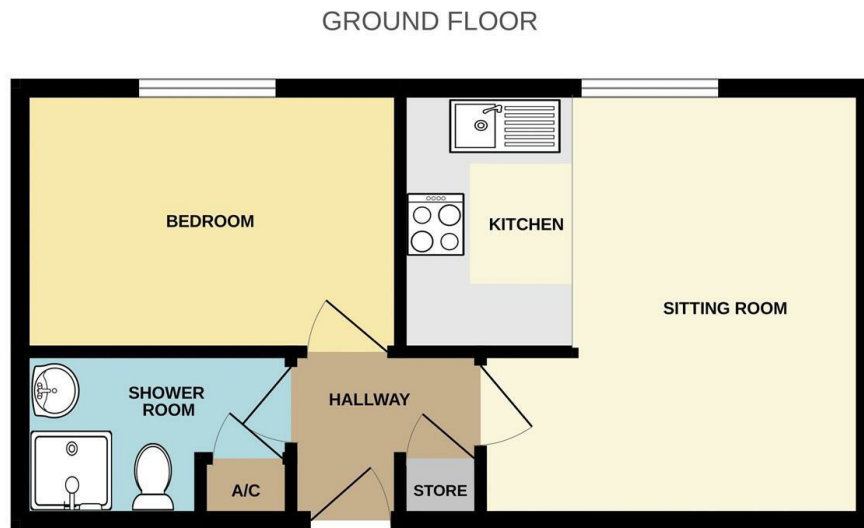
Shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, airing cupboard housing water cylinder, extractor fan. - Size : - 8' 5" x 5' 3" (2.57m x 1.59m) Max measurement

Externally

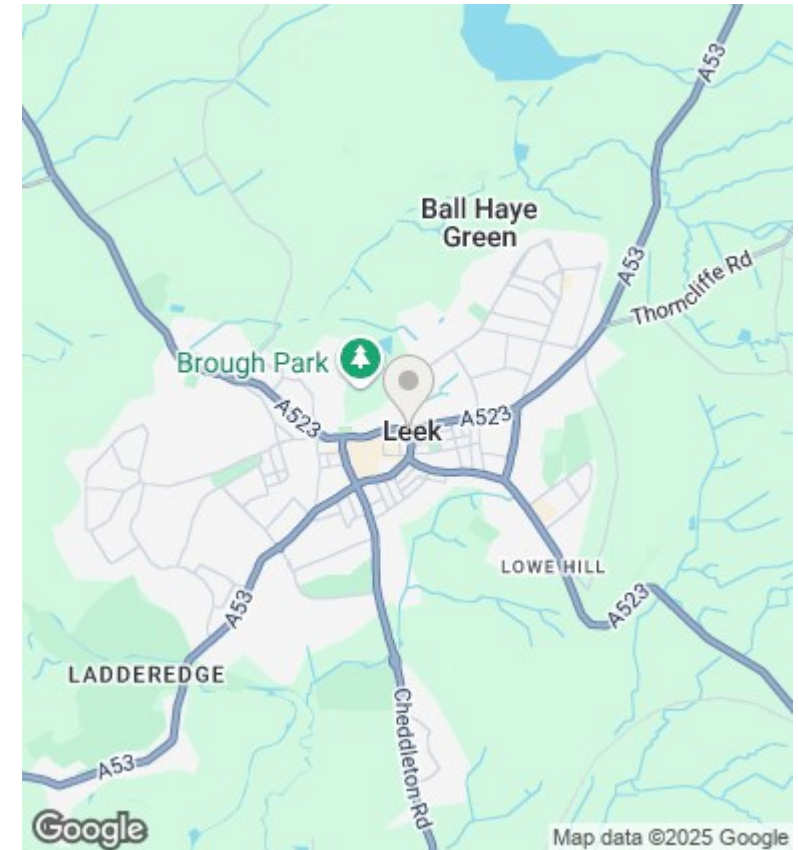
1 x allocated parking space. - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek offices on foot turn left into Bath Street, follow this road to its extremity and upon reaching the crossroads turn right into Stockwell Street, where Sugden House is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 