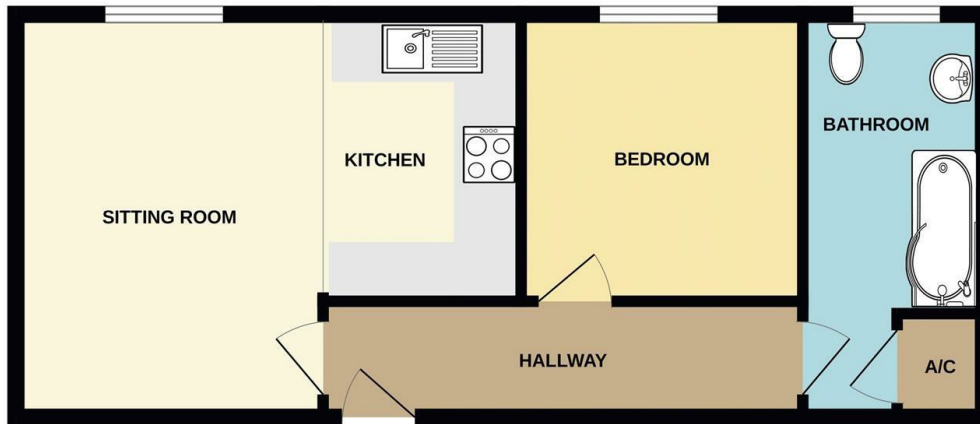




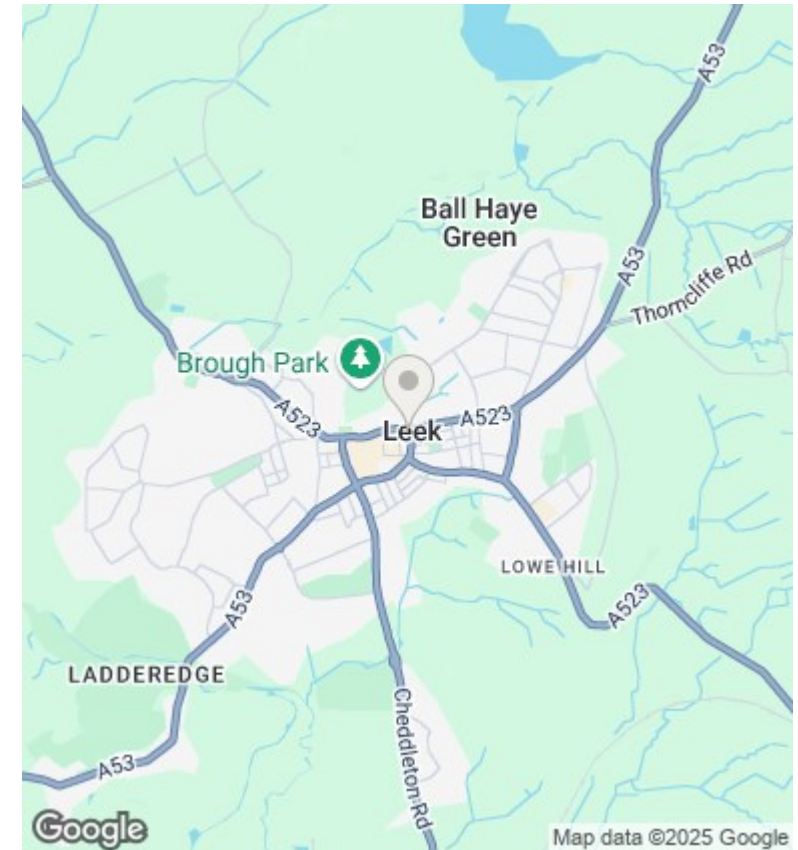
## Apartment 10 Sugden House Stockwell Street, Leek, Asking Price £95,000

- Historic building apartment complex
- Walking distance to Leek town centre
- Communal garden
- Can be sold with the tenant in situ. Current rent collection is £490pcm
- First floor apartment
- Ideal first time buy or buy to let
- Council tax band A
- 1 bedroom
- Allocated parking space
- EPC rating C

## FIRST FLOOR



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

## EPC Rating:

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