



Apartment 10 Sugden House Stockwell Street, Leek, Staffordshire, 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

Apartment 10 Sugden House Stockwell Street, Leek ST13 6DH

Whittaker and Biggs are pleased to offer to the market this one bedroom, first 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 bath 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

15'7" x 3'6"

Electric radiator. - Size : - 15' 7" x 3' 6" (4.76m x 1.07m)

Sitting Room / Kitchen

17'4" x 13'9" 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, Indesit ceramic hob, Candy electric fan assisted oven, integral fridge freezer, space and plumbing for a washing machine. - Size : - 17' 4" x 13' 9" (5.28m x 4.20m) Max measurement

Bedroom

9'10" x 9'8"

Wood sash window with secondary glazing, electric radiator. - Size : - 9' 10" x 9' 8" (3.00m x 2.94m)

Bathroom

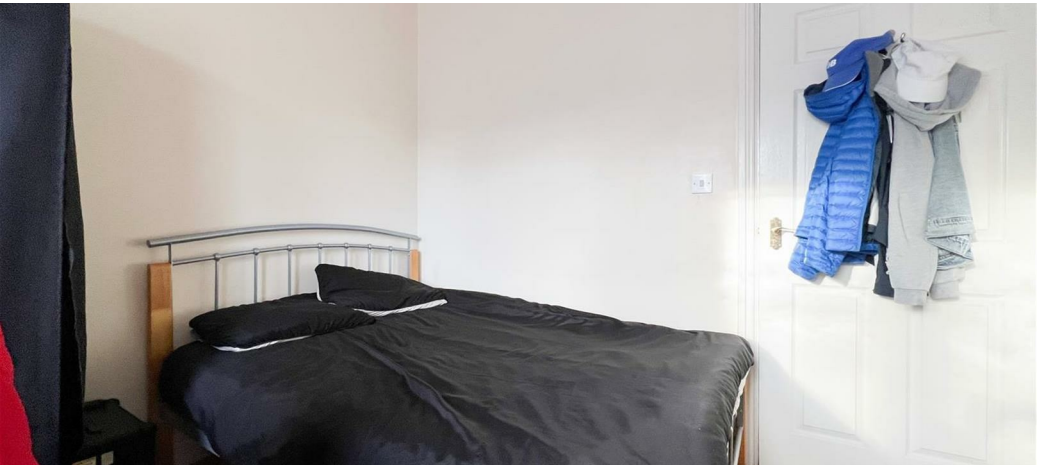
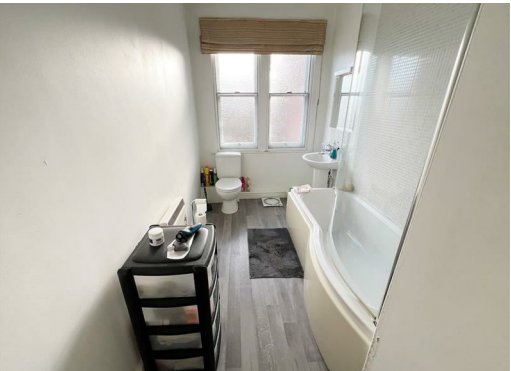
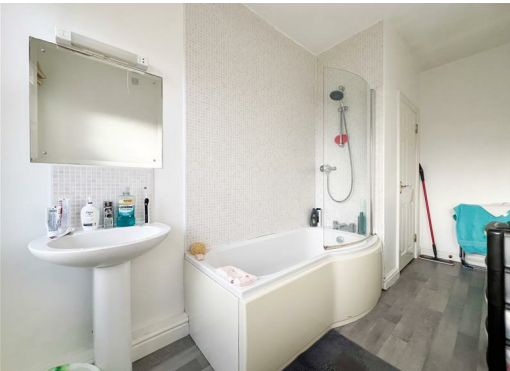
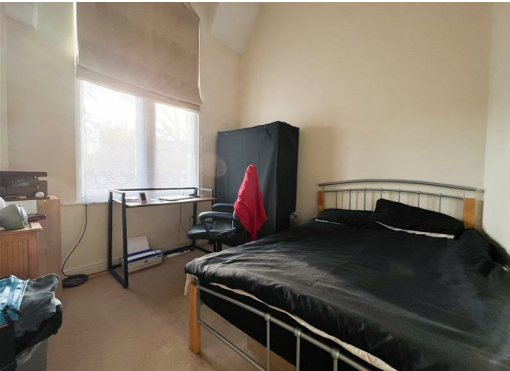
13'9" x 6'2" Max measurement

Wood sash window with secondary glazing, P-shaped bath, chrome mixer tap, shower over, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, airing cupboard housing Mega Flow water cylinder, extractor fan. - Size : - 13' 9" x 6' 2" (4.20m x 1.88m) Max measurement

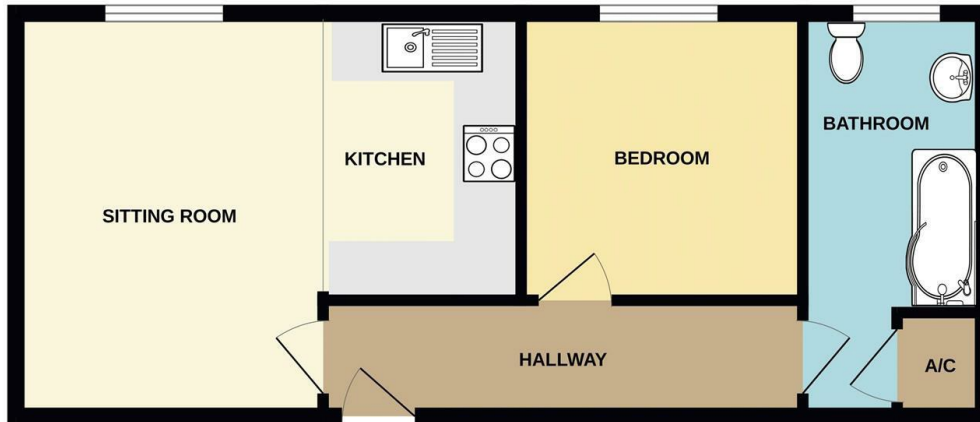
Externally

1 x allocated parking space. - Size : -





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

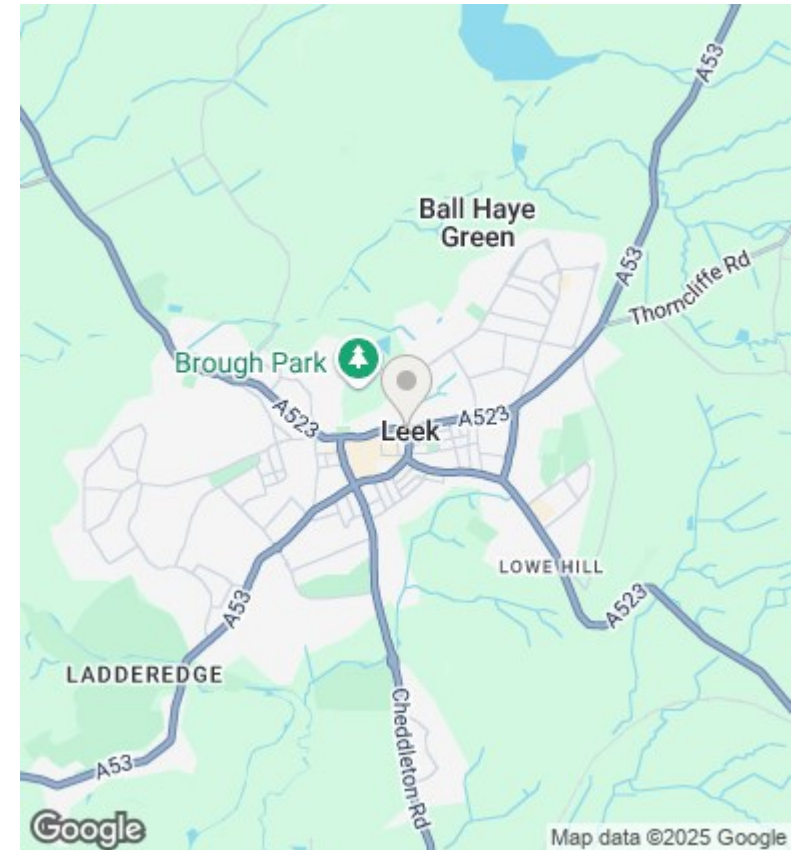
From our Derby Street, Leek offices on foot turn left into Bath Street, follow this road to its extremity and upon reaching the crossroads turn right into Stockwell Street, where Sugden House is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

Viewings

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

Council Tax Band

A



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	