



Apt. 11, Sugden House, Stockwell Street, Leek, ST13 6DH.  
£125,000



# Stockwell Street,

Leek, ST13 6DH.

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

Briefly comprised of a living room, kitchen, bedroom two / study and shower room to the first floor, whilst to the second floor is a bathroom and double bedroom which features a unique triangular window.

The wood glazed sash windows have secondary glazing with the two second floor windows being listed.

The well-presented communal entrance has an intercom and motion sensor lighting. Additionally, the apartment has an allocated parking space and a communal garden.

A viewing is highly recommended to appreciate the location, historical building and the spacious living arrangement.

Lease: 150 years from 2005

NOTE: 150 years from 1st August 2005

Can be sold with the tenant in situ, current rent collected is £460pcm



## Communal Entrance

Intercom, motion sensor lighting.

## First Floor

**Hallway** 12' 11" x 5' 0" (3.93m x 1.52m)

Max measurement

Stairs to the second floor, airing cupboard off, electric radiator.

**Living Room** 14' 10" x 10' 2" (4.52m x 3.11m)

Max measurement

2 x wood glazed sash windows with secondary glazing, under stairs storage, electric radiator.

**Kitchen** 9' 7" x 9' 1" (2.93m x 2.77m)

Wood glazed sash window with secondary glazing, units to the base and eye level, integral Schott Ceran ceramic hob, integral Belling electric fan assisted oven, extractor fan, stainless steel sink and a half with drainer, chrome mixer tap, integral fridge freezer, integral Diplomat dishwasher, space and plumbing for a washing machine.

## Airing Cupboard

Housing Megaflo water cylinder.

**Shower Room** 7' 1" x 4' 8" (2.16m x 1.41m)

Shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, extractor fan, electric radiator.

**Bedroom Two / Study** 9' 7" x 9' 1" (2.93m x 2.77m)

Wood glazed sash windows with secondary glazing, electric radiator.

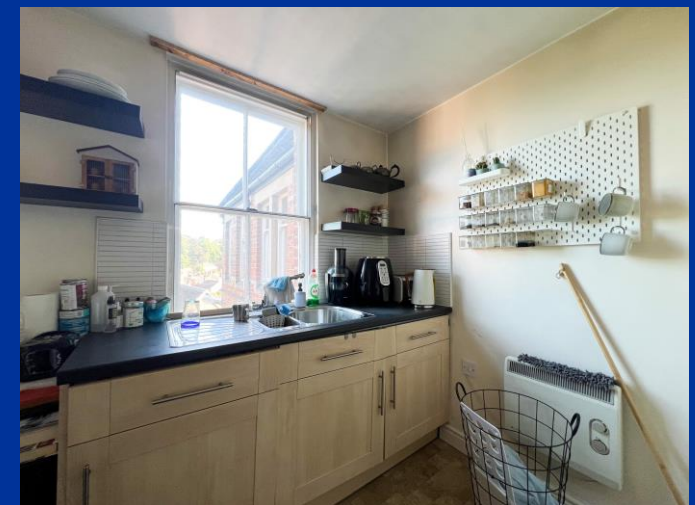
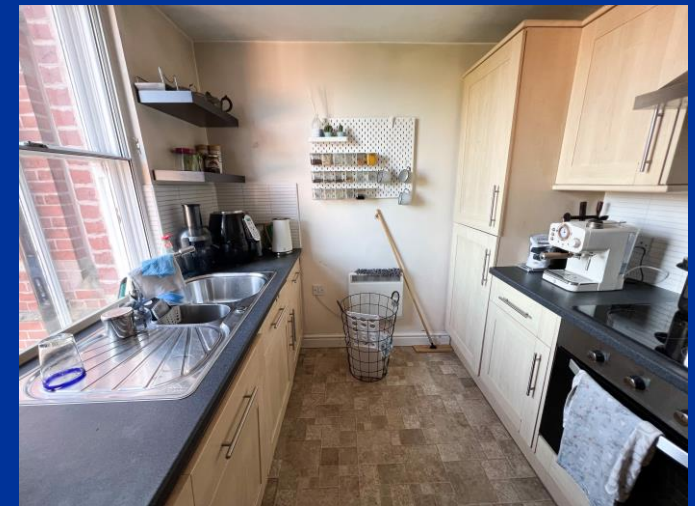
## Second Floor

**Bedroom One** 14' 10" x 13' 5" (4.52m x 4.10m) Max measurement

Wood glazed triangular window, eaves storage.

**Bathroom** 10' 3" x 8' 8" (3.13m x 2.63m)

Wood glazed window, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, electric radiator.



Note:  
Council Tax Band: B

EPC Rating: F

Tenure: Leasehold - 150 years from 2005





FIRST FLOOR



SECOND 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.



## 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.

## Situation

Sugden House is a fully renovated apartment block. Apartment 11 is situated on the first and second floors and also benefits from allocated parking to the rear of the building. The apartments are situated within walking distance of Leek town centre and all local amenities and within easy walking distance of the Brough Park and Leisure centre.

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