



Sugden House Stockwell Street, Leek, ST13 6DH.
£95,000

Whittaker
& Biggs Est. 1930

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 bathroom.

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

Ground Rent - £200 P/A

Service Charge - £1,128 P/A

Can be sold with the tenant in situ, current rent collection is £490pcm



Communal Entrance

Intercom, motion sensor lighting.

Hallway 15' 7" x 3' 6" (4.76m x 1.07m)

Electric radiator.

Sitting Room / Kitchen 17' 4" x 13' 9" (5.28m x 4.20m)

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.

Bedroom 9' 10" x 9' 8" (3.00m x 2.94m)

Wood sash window with secondary glazing, electric radiator.

Bathroom 13' 9" x 6' 2" (4.20m x 1.88m)

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.

Externally

1 x allocated parking space.



Note:

Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

NOTE:

Lease 150 years from 1st August 2005

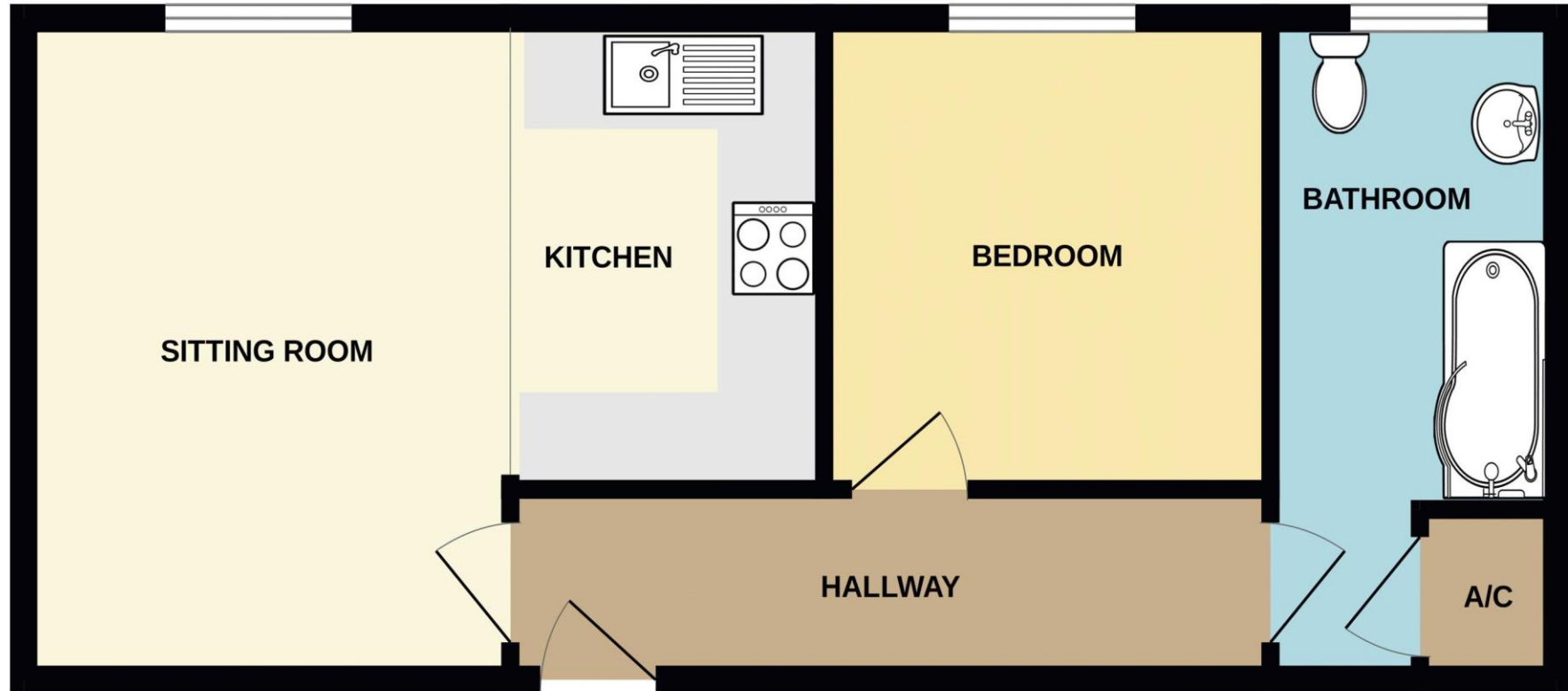
Ground Rent - £200 P/A

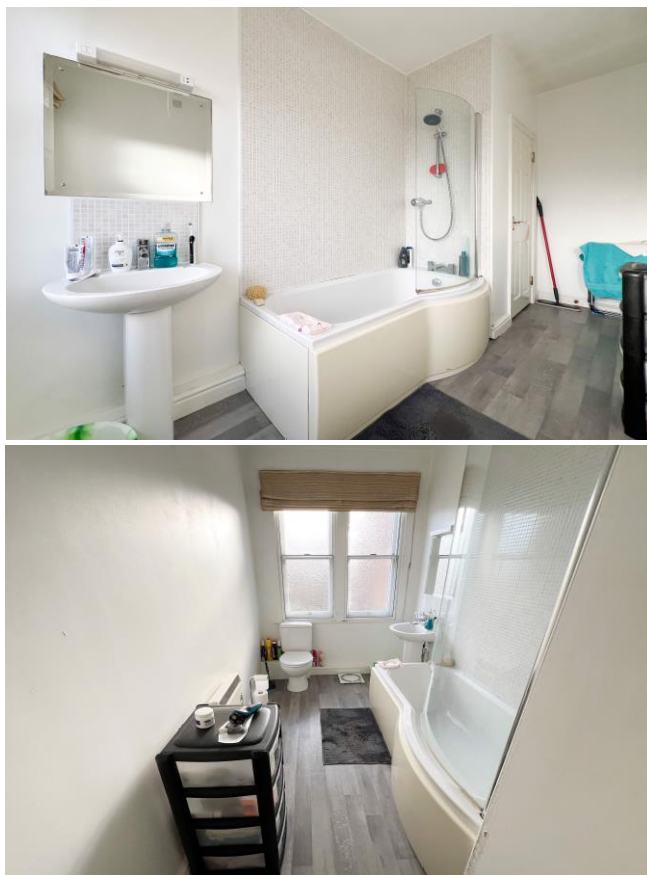
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FIRST FLOOR





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 10 is situated on the first floor 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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