



## Flat 3/6, Waterloo Mill Waterloo Street, Leek, Staffordshire, ST13

Offers In The Region Of £120,000

- Two bedroom third floor apartment
- Ensuite to bedroom one
- Intercom system
- NO CHAIN
- Dual aspect with rural views
- Bathroom
- Two allocated parking spaces
- Substantial open plan living space
- Lift within the communal area
- Walking distance of town centre

# Flat 3/6, Waterloo Mill Waterloo Street, Leek ST13 8AT

Nestled in the charming town of Leek, Staffordshire Moorlands, this delightful apartment on Waterloo Street offers a perfect blend of modern living and historical charm. Built in 1894, the property boasts approximately 700 square feet of well-designed living space, featuring an open plan layout that enhances the sense of light and space throughout.

The apartment comprises two generously sized bedrooms, including a bedroom with an ensuite shower room, providing a private retreat for relaxation. The second bathroom ensures convenience for both residents and guests alike. The dual aspect windows within the kitchen/living/dining room not only flood the room with natural light, but also offer picturesque rural views, creating a serene atmosphere.



Council Tax Band: B



### **Hallway**

Wood door to the side into the corridor, storage cupboard with shelving, radiator, inset downlights.

### **Kitchen, Living/Dining Room**

17'7" x 16'6"

max measurements, glazed windows to the front/side with shutters, radiators, range of fitted units to the base and eye level, wood surfaces, stainless steel sink with drainer, Baxi gas fired boiler, space for washing machine, integral fridge, four ring Neff gas hob with Neff extractor, electric fan assisted oven, tiled splash backs.

### **Bedroom One**

13'10" x 13'9"

max measurements, two glazed windows to the front with shutters, radiator, access to ensuite shower room.

### **Ensuite**

5'10" x 5'7"

Shower cubicle, chrome fitment, low level WC, pedestal wash hand basin, radiator, inset downlights, extractor, loft access.

### **Bedroom Two**

9'3" x 13'9"

max measurements, two glazed windows to the front with shutters, radiator.

### **Bathroom**

7'8" x 5'9"

Panel bath, Triton electric shower over, pedestal wash hand basin, low level WC, electric shaver point, radiator, inset downlights, loft access.

### **Communal Area**

Lift, mail boxes, intercom system, stairs.

### **Externally**

Two allocated parking spaces to the rear, accessed via an electric gate.

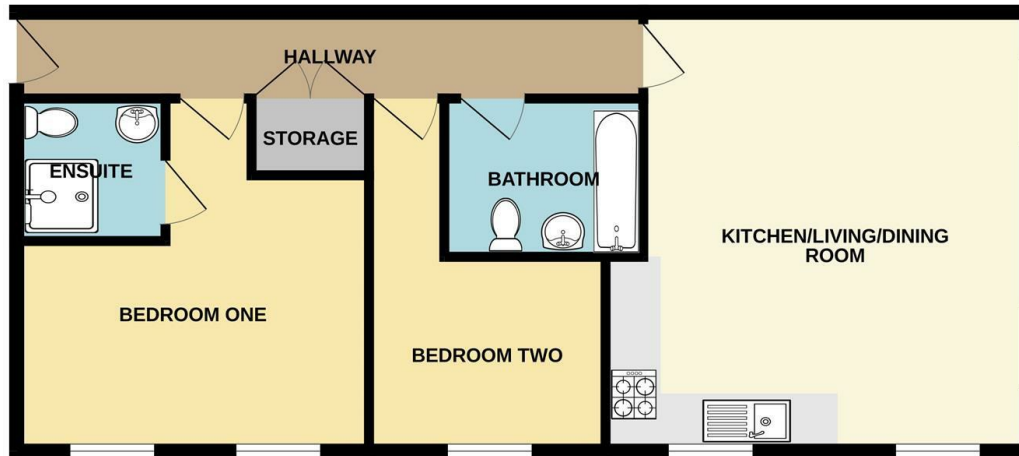








## GROUND FLOOR



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.  
Made with Metropix ©2025

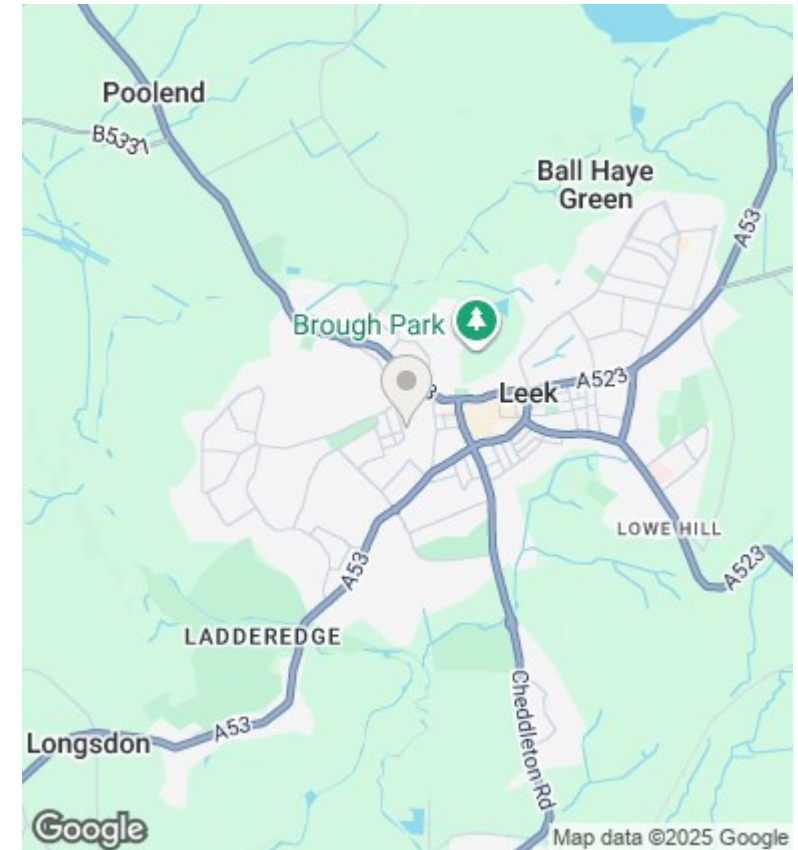
## Directions

## Viewings

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

## Council Tax Band

B



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>	78	81
(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		
England & Wales		EU Directive 2002/91/EC