



10 St Marys Court  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 10 St Marys Court

Leek  
Staffordshire  
ST13 5NN

- \* A very well presented one bedroom second floor apartment situated on a popular street, close to the town centre of Leek.
- \* The property benefits from double glazing and electric heating.
- \* The accommodation comprises: Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.
- \* Allocated parking space.
- \* You are purchasing 100% ownership of the property and as such this could be of special interest to first time buyers.
- \* There is a monthly service charge of £51.04
- \* Viewing highly recommended.



Offers In The Region Of £97,950



1



1



1



D



Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Entrance Hall

Electric radiator.

### Kitchen 7'7 x 8'11 (2.31m x 2.72m)

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Electric hob and oven. Plumbing point. Fan heater. Extractor fan.

### Living Room 13'11 x 12'2 (4.24m x 3.71m)

Electric radiator. Coving.

### Bedroom 14'11 x 9'8 (4.55m x 2.95m)

Electric radiator. Storage cupboard housing water cylinder. Coving. Loft access with ladders.

### Bathroom 8'6 x 5'8 (2.59m x 1.73m)

Bath with shower over. W.c. Wash basin. Fan heater. Extractor fan.

### Outside

Allocated parking space.

### Directions

From the Agent's Leek office turn left onto Stockwell Street and continue forward, turn left onto St Edwards Street, travel to the traffic lights, turn right onto Broad Street and King Street is situated on the left hand side, continue to the top and St Mary's Court is on the left hand side.

### Agents Notes

The property is Leasehold with Staffordshire Housing Association Ltd of 308 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB. Lease term 186 years from December 1997.

We are advised that under the terms of the lease you are required to pay a service charge. These are reviewed annually. The vendor has advised us the current service charge is £51.04 per month.

### Viewing

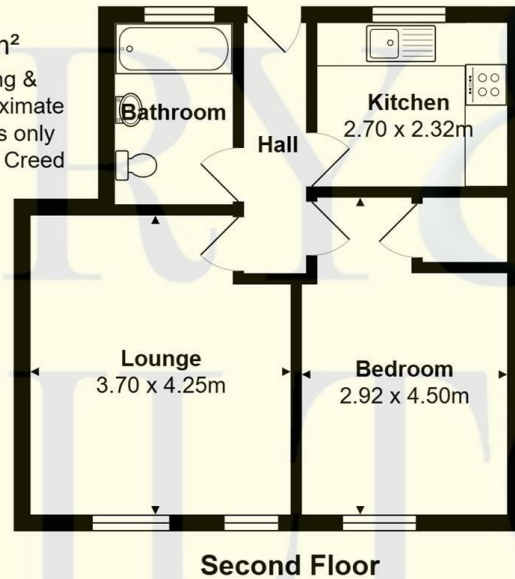
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Total Area: 44.1 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Method of Sale

The property is offered for sale by private treaty.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

Part of the Bagshaws Partnership



### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811