DENISE WHITE™

BESPOKE ESTATE AGENT

The Clocktower, 11, St Edwards Hall East Drive, Leek, ST13 7FA

Offers in the region of £200,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"A Truly Unique Luxury Apartment within the Prestigious St Edward's Hall"

This beautifully presented three-storey apartment set within the prestigious St Edwards Hall, blends period elegance with modern luxury. Featuring high ceilings, sash windows and heritage decor throughout, and set within 122 acres of manicured grounds, offering heritage charm in a truly breathtaking setting.

** PART EXCHANGE considered by this seller up to value of £450,000- T&C's apply with seller discretion **

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

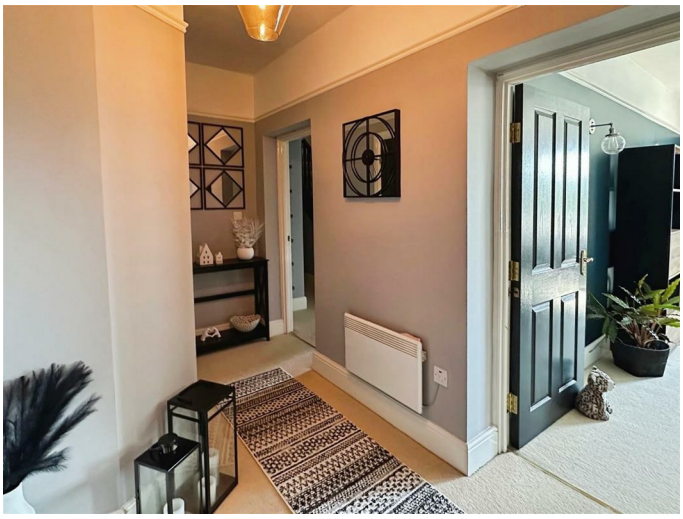
Nestled within the magnificent Grade II listed St Edward's Hall - an iconic building dating back to the 1890s - this exquisite apartment offers a rare blend of historical grandeur and refined modern living. Set within 122 acres of beautifully manicured grounds and enchanting woodland, the setting is as impressive as the property itself.

Positioned on the second floor, the apartment is arranged over three spacious levels, thoughtfully designed to showcase the building's original character. Soaring ceilings, elegant picture rails, and large sash windows fill the home with light and charm, while heritage tones and tasteful décor enhance its timeless appeal.

The lower level features a welcoming Entrance Hall with a useful storage cupboard off together with a WC. There is also a large, sophisticated Lounge, and a stylish Dining Kitchen which features an imposing Sash Bay Window which offers alluring views over the grounds which surround the building. Upstairs, the Principal Bedroom is is located on the First Landing; a spacious room with a range of built in wardrobes, and is accompanied by a well-appointed Shower Room. The Top Floor reveals two further bedrooms and a family bathroom, offering flexible and versatile living spaces for guests, family, or a home office. Externally, there are two allocated parking spaces to the front of the property.

This is a rare opportunity to own a piece of architectural heritage, combining period elegance with contemporary comfort—all within an exclusive country estate setting.

Entrance Hall



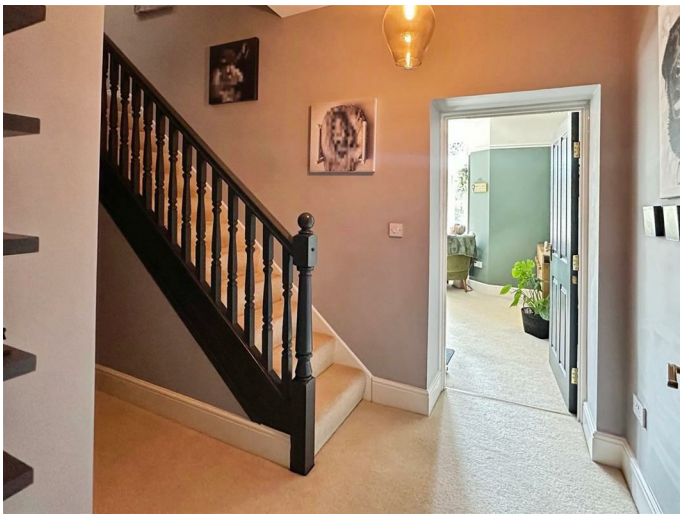
Wooden entrance door. Carpet. Wall mounted electric storage heater. Picture rail. Ceiling light. Storage cupboard off. Doors leading into: –

Lounge

19'2" x 15'7" (5.86 x 4.75)

Carpet. Two wall mounted electric storage heaters. Picture rail. Two sealed unit double glazed sash windows to the front aspect. Four wall lights. Two ceiling lights.

Inner Hall



Carpet. Wall mounted electric storage heater. Stairs off leading to the first floor. Doors leading into Callon –

Kitchen

15'8" x 13'7" (4.78 x 4.16)

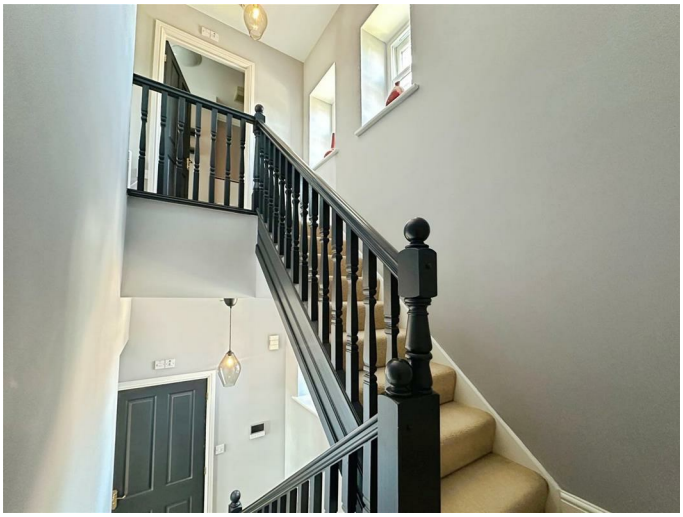
Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated "Smeg" four ring electric hob with "Smeg" extractor over, "Smeg" single electric oven, "Indesit" dishwasher and fridge freezer. Part carpeted and part laminate tiled flooring. Wall mounted electric storage heater. Sealed unit double glazed sash bay windows to the front aspect. Picture rail. Two ceiling lights.

WC

4'6" x 2'9" (1.39 x 0.84)

Fitted with a low-level WC and wall mounted wash hand basin. Part tiled walls. Lino flooring. Ceiling light.

First Floor Landing



Carpet. Sealed unit double glazed sash windows to the rear aspect. Ceiling light. Stairs off leading to the second floor. Doors leading into:–

Bedroom One

14'7" max x 11'1" (4.45 max x 3.38)

Carpet. Wall mounted electric storage heater. Fitted with a range of built-in wardrobes. Picture rail. Sealed unit double glazed sash windows to the front aspect. Ceiling light.

Shower Room

8'1" x 4'1" maximum overall (2.47 x 1.26 maximum overall)

Fitted with a suite comprising of fully tiled shower cubicle with electric "Triton" shower, low-level WC and pedestal wash hand basin. Wood effect vinyl flooring. Wall mounted electric storage heater. Part tiled walls. Ceiling light.

Second Floor Landing

Carpet. Wall mounted electric storage heater. Two sealed unit double glazed sash windows to the rear aspect. Ceiling light. Loft access. Doors leading into: –

Bedroom Two

12'2" x 9'1" (3.72 x 2.77)

Carpet. Wall mounted electric storage heater. Sealed unit double glazed sash windows to the front and side aspect. Picture rail. Ceiling light.

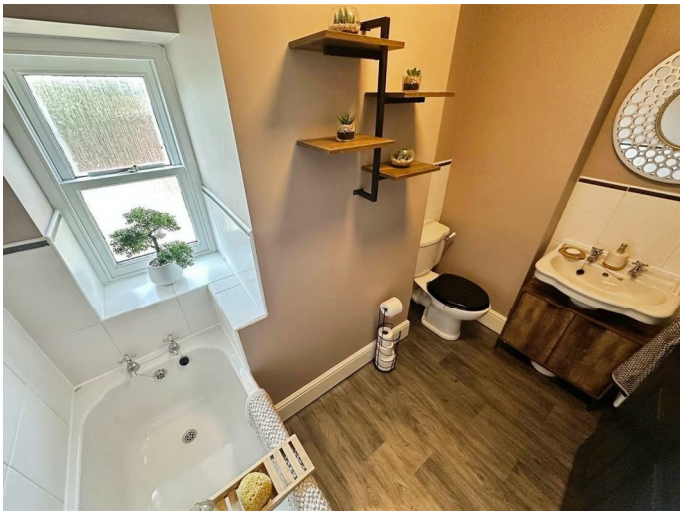
Bedroom Three

8'11" max x 8'9" (2.72 max x 2.68)

Carpet. Wall mounted electric storage cheater. Sealed unit double glazed sash windows to the front and side aspect. Picture rail. Ceiling light.

Bathroom

8'11" x 4'11" (2.73 x 1.52)



Fitted with a suite comprising of panel bath, low-level WC and pedestal wash and basin. Wood effect vinyl flooring. Part tiled walls. Picture rail. Ceiling light. Obscured sealed unit double glazed window to the side aspect.

Location

The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a unique setting with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities.

The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Leashold Information

Management Company is Castle Estates - 01785 244404 block@castle-estates.co.uk
125 year lease which currently has 105 remaining (started in 2004)
Service Charges are paid by the current owner in annual installments of £2,414.73 (reviewed every 6 months and open to change)

Agents Notes

Tenure: Leasehold
Services: Mains electricity, water and drainage connected
Council Tax: Staffordshire Moorlands Band D
No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

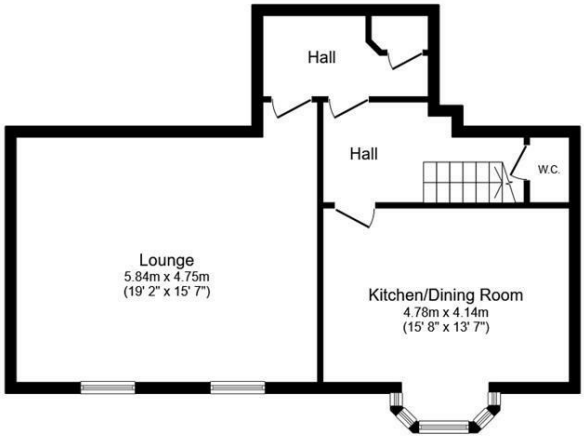
Property To Sell?
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

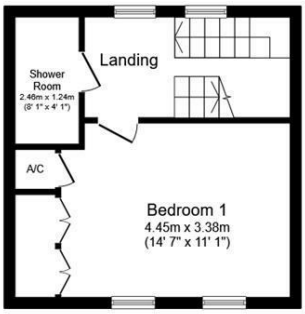
Do You Need A Mortgage?
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Anti-Money Laundering & ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



Ground Floor
Floor area 59.8 sq.m. (644 sq.ft.)



First Floor
Floor area 29.0 sq.m. (312 sq.ft.)

Second Floor
Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 117.7 sq.m. (1,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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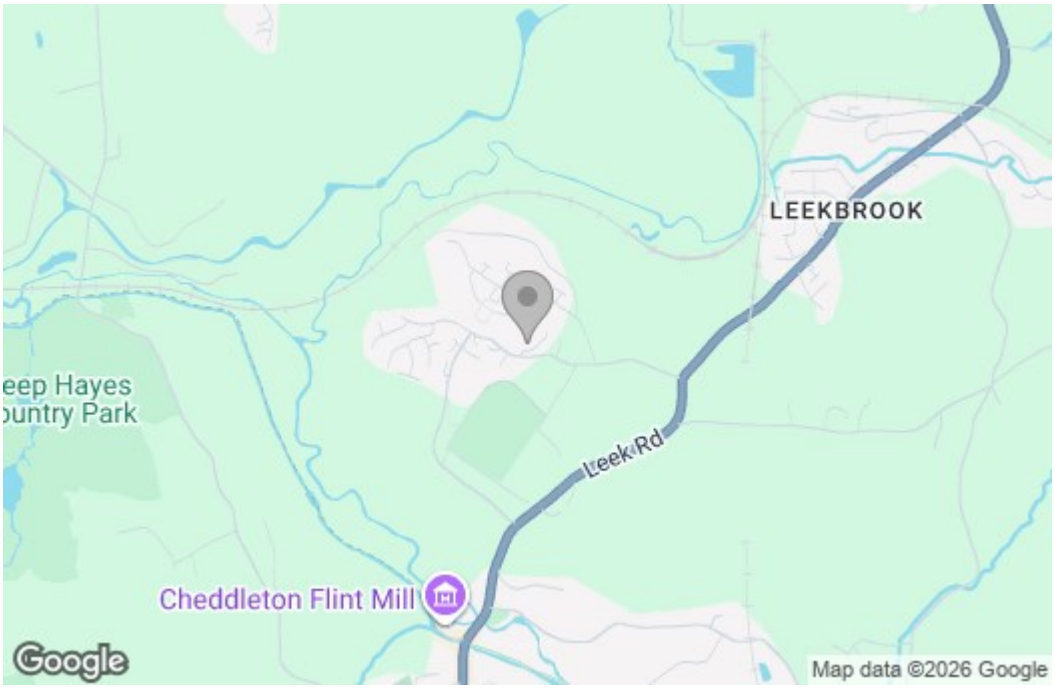
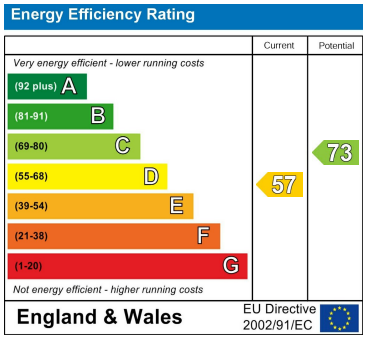
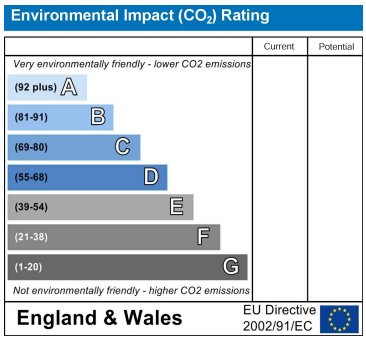
Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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