



37 Willow Drive
Leek



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

Apartment 4 Menzies House,

27 Wilk Drive

Staffordshire, ST13 7FB



* This immaculate one bedroomed first floor apartment is located on the very popular St Edwards Park development just on the outskirts of town between Leek & Cheddleton.

* The property benefits from electric heating and a kitchen with integrated appliances.

* Entrance Hall, Living Room / Kitchen Area, Double Bedroom and Bathroom.

* Allocated parking space.

Per Calendar Month
£750 Per Calendar Month



Leek - 01538 383344



leek@buryandhilton.co.uk

Entrance Hall

Laminate flooring. Electric heaters. Double doors leading into a storage area.

Living Room

17'6" x 18'9"

Range of wall and base units with work surfaces over. Integrated fridge / freezer. Electric hob, electric oven with extractor hood over. Integrated dishwasher & washing machine. Stainless steel sink unit with a drainer. Laminate flooring. Three Electric heaters.

Bedroom

11'2" x 8'2"

Laminate flooring. Built in wardrobe. Electric heater.

Bathroom

11'8" x 7'

White suite comprising of bath, WC, pedestal wash hand basin, electric shower over bath, laminate flooring. Part tiled walls. Shaver point. Extractor fan. Electric heater.

Outside

Allocated parking space and use of communal grounds.

Viewing

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

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

References

References through HomeLet will be applied for by The Agent.

Proof of ID (Rental)

In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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