



10 Primrose Close
Leekbrook



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

10 Primrose Close

Leekbrook
Staffordshire
ST13 7AZ

- * A one bedroom ground floor apartment located on the popular Wardle Gardens development.
- * Well presented accommodation that benefits from Upvc double glazing and gas fired central heating.
- * The property briefly comprises: Entrance Hall, Lounge, Kitchen Area, Bedroom and Bathroom.
- * Allocated parking space.
- * The property may be of interest to landlords or first time buyers looking to get on the housing ladder.
- * Offered For Sale with No Upward Chain involved.



Offers In The Region Of £105,000



1



1



1



C



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Built-in storage cupboard.

Living Room Area 13'6 x 10'11 (4.11m x 3.33m)

Radiator.

Kitchen Area 10'4 x 8'6 (3.15m x 2.59m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Electric hob with electric oven below and extractor unit above. Cupboard housing central heating boiler. Plumbing point.

Bedroom 11'6 x 8'7 (3.51m x 2.62m)

Radiator. Fitted wardrobes.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

Outside

Allocated parking. Communal gardens.

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.

Method of Sale

The property is offered for sale by private treaty.

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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold leasehold with vacant possession granted upon completion.
Lease was 150 years from 2008

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

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