



## 23 Queens Drive, Leek, Staffordshire, ST13 6PZ

Offers In The Region Of £95,000

- Spacious two-bedroom first-floor flat situated within a popular residential location
- Bright and welcoming sitting room offering ample space for relaxation and entertaining
- Two good-sized bedrooms offering versatile living arrangements
- Council Tax Band A, offering an economical council tax rating
- Ideal purchase for first-time buyers, downsizers or buy-to-let investors
- Separate breakfast kitchen providing dining and preparation space
- Large rear garden, accessed via the ground floor flat garden, providing excellent outdoor space
- Well-proportioned accommodation with generously sized rooms throughout
- Contemporary bathroom fitted with modern fixtures and fittings
- Leasehold property with a peppercorn ground rent

# 23 Queens Drive, Leek ST13 6PZ

Whittaker & Biggs would like to welcome you to this spacious two-bedroom first-floor flat, presenting an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

The flat includes two generously sized bedrooms, ideal for accommodating family or guests. The separate breakfast kitchen offers ample space for dining and culinary pursuits. The contemporary bathroom adds a modern touch, ensuring convenience and comfort.

One of the standout features of this property is the large rear garden, which is easily accessible via the ground floor flat garden. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.



Council Tax Band: A



### **Entrance**

UPVC double glazed door with transom window to the side aspect, stairs up to the hall.

### **Hall**

Radiator, airing cupboard housing the hot water tank, loft hatch.

### **Sitting Room**

14'0" x 12'11"

UPVC double glazed window to the frontage, wall mounted gas fire with back boiler, radiator.

### **Breakfast Kitchen**

10'4" x 9'10" max measurement

UPVC double glazed window to the rear, base units, stainless steel sink and drainer chrome taps, space and plumbing for a washing machine, space for a freestanding cooker, space for a tumble dryer, space for a bistro table and chairs, pantry with fixed shelving and glazed window to the side aspect.

### **Bathroom**

6'9" x 5'6"

UPVC double glazed window to the rear, P-shaped bath, chrome mixer tap, electric triton shower over, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator.

### **Bedroom One**

14'6" x 9'10"

Two UPVC double glazed windows to the frontage, radiator.

### **Bedroom Two**

11'8" x 11'6"

UPVC double glazed window to the rear, radiator.

### **Externally**

To the frontage, shared courtyard to the frontage, gated access to the rear.

To the rear, brick outbuilding, garden laid to lawn, fence boundary (paved garden belongs to the ground floor flat with shared access over to the first floor garden).

### **Leasehold Information:**

The property is held on a lease with a term of 125 years commencing on 22 January 1997. The current ground rent is £10 per annum. Prospective purchasers are advised to verify all leasehold information with their legal representative as part of the conveyancing process.

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

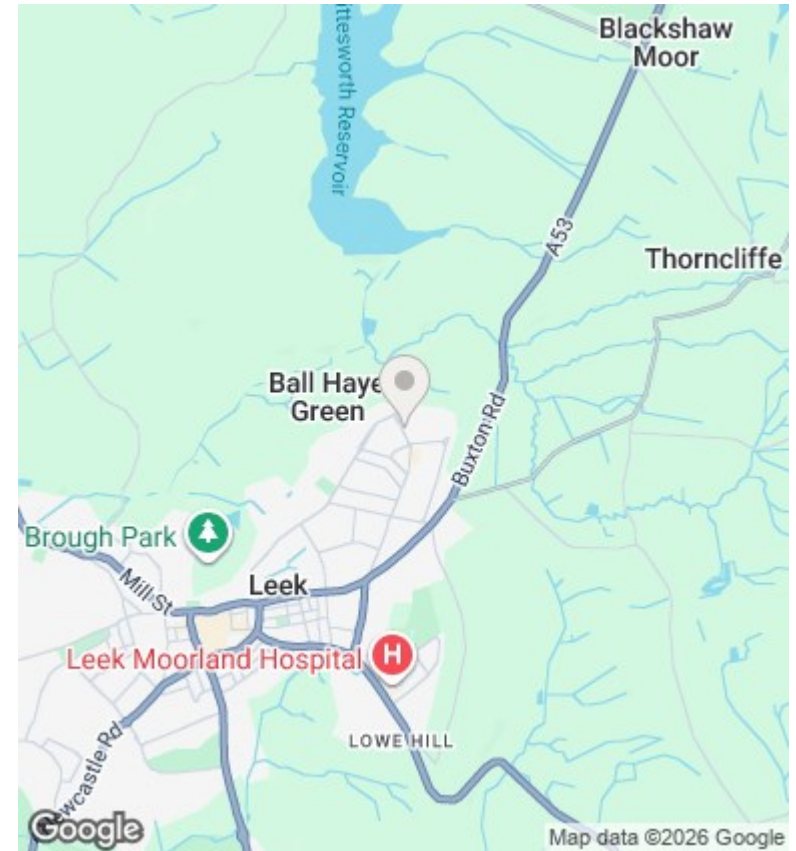




FIRST FLOOR



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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown here will not be tested and no guarantee is made with respect to them.



Directions

Viewings

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

Council Tax Band

A

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