Whittaker&Biggs Est. 1930
Rostons Group

Apartment 2, 47 Willow Drive, Cheddleton, Leek, ST13 7FD

Offers In The Region Of £135,000

- Selling with NO CHAIN!
- Well-presented two-bedroom first floor apartment situated within the highly sought-after St Edwards development
- Surrounded by picturesque woodland, providing attractive views and a tranquil atmosphere
- Spacious open-plan kitchen, living and dining area, ideal for modern living and entertaining
- Contemporary fitted kitchen with ample storage and workspace
- Two well-proportioned double bedrooms
- Principal bedroom benefiting from a modern en-suite shower room
- Stylish family bathroom finished to a good standard
- Attractive communal gardens providing pleasant outdoor space for residents

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

47 Willow Drive, Leek ST13 7FD

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this well-presented two-bedroom first floor apartment located within the desirable St Edwards development on Willow Drive, Cheddleton. Spanning 646 square feet, the property was built in 2007 and boasts a spacious open-plan kitchen, living, and dining area, making it an ideal space for both relaxation and entertaining guests.

The apartment features two well-sized bedrooms and two bathrooms, ensuring ample space for residents. The tranquil atmosphere is enhanced by the surrounding picturesque woodland, providing delightful views and a serene environment. Residents can also enjoy the attractive communal gardens, which offer a pleasant outdoor space to unwind and connect with nature.

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Council Tax Band:

Ground Floor

Communal Entrance
Post boxes, stairs up.

First Floor

Hall
Fire door to the frontage, electric radiator, intercom system, airing cupboard housing the water tank.

Kitchen / Living / Dining
19'6" x 17'4"
Two wood double glazed sash windows to the frontage, two wood double glazed sash windows to the rear, media wall with wall mounted fire, two electric radiators, kitchen units to the base and eye level, Beko ceramic hob, Beko electric fan assisted oven, extractor hood, composite sink and drainer, black mixer tap, integral slimline Beko dishwasher, integral under counter fridge, integral under counter freezer, integral Hotpoint washing machine.

Bathroom
9'3" x 5'6" max measurement
Panel bath, chrome telephone style mixer tap and handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, extractor fan.

Bedroom One
14'0" x 12'2"
Two wood double glazed sash windows to the rear, two electric radiators, fitted wardrobes.

En-suite Shower Room
8'1" x 5'8"
Wood double glazed sash window to the side aspect, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, extractor fan.

Bedroom Two
11'1" x 9'10"
Wood double glazed sash window to the rear, electric radiator.

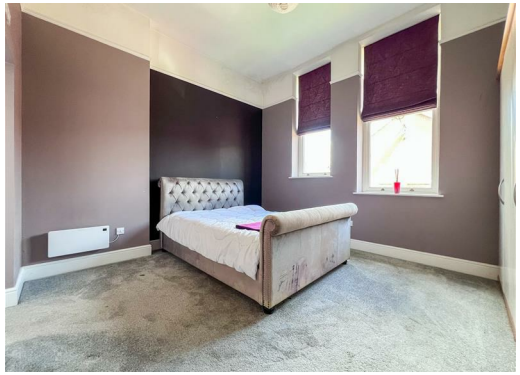
Externally
Allocated parking space, communal gardens.

Leasehold, Ground Rent & Management Fee Informatio
The property is held on a leasehold basis with a term of 125 years from 1st July 2004. The vendor has advised that the property benefits from a share of the freehold through Wrottesley House Cheddleton Limited. Please note that the property is subject to a service charge, currently set at £945 for the period from April 2026 to October 2026. Prospective purchasers should be aware that this figure is provided for guidance purposes only and may be subject to review and change by the management company. The vendor has informed us that no ground rent is payable in respect of the property, and accordingly the annual ground rent is stated to be £0.00 per annum.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those

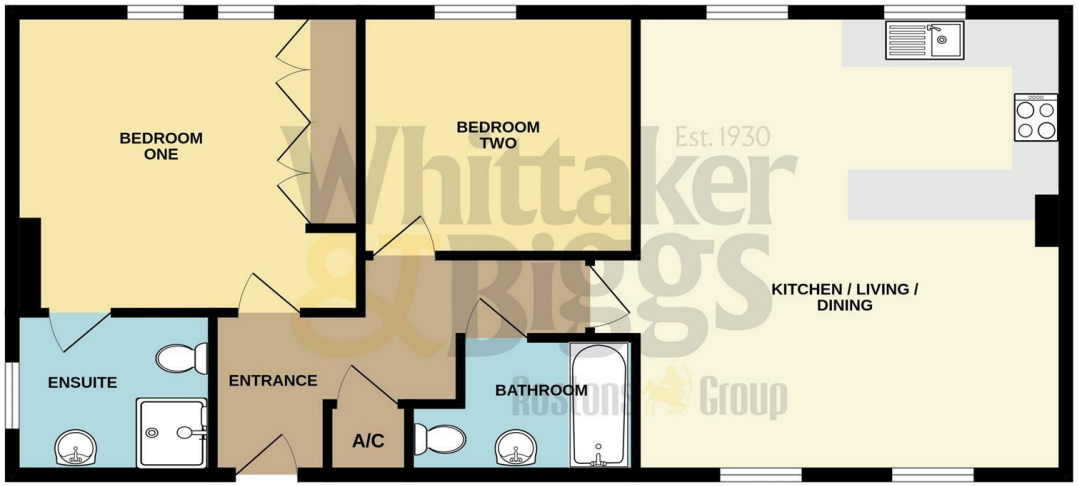
buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to 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.

SALCOMBE
SALCOMBE
SOUTH HAMS



Door 1
Door 2
[02]User2
[01]User1
Monitor
Intercom
Call record
Light
Call scene
Settings

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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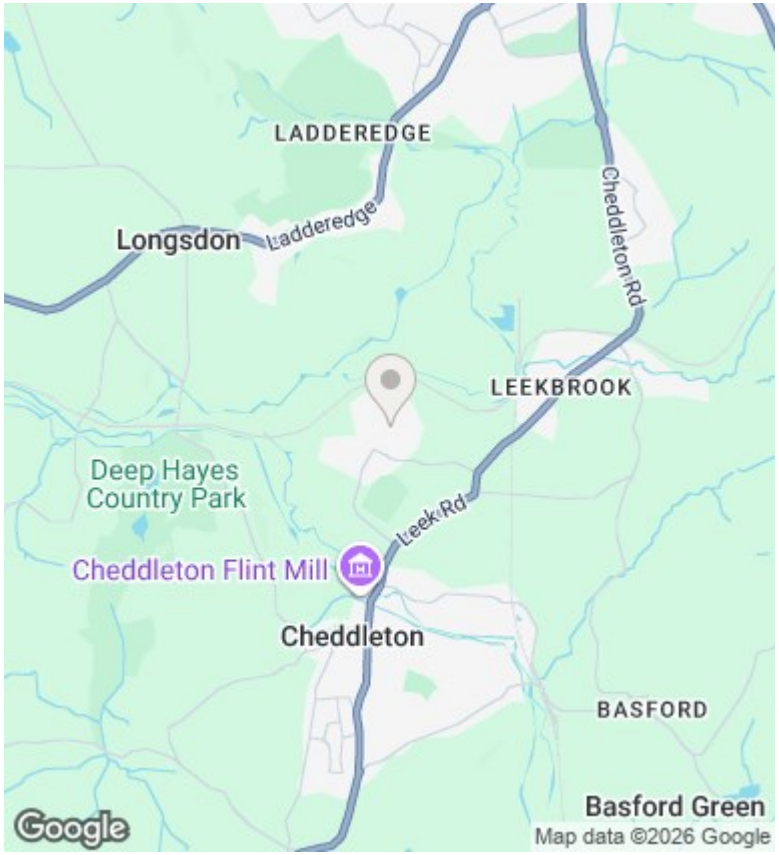
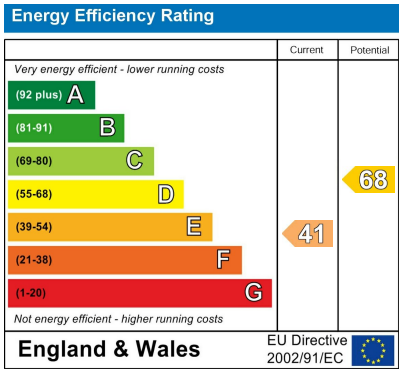


Directions

Viewings

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

Council Tax Band



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