Whittaker & Biggs Est. 1930
Rostons Group







Apartment 2, 49 Willow Drive, Cheddleton, Leek, ST13 7FD

Offers In The Region Of £155,000

- Well-presented two-bedroom ground floor apartment situated within the highly sought-after St Edwards development
- Spacious sitting room offering a comfortable and welcoming living space
- Contemporary shower room finished to a modern standard
- Rare opportunity to acquire a freehold apartment, offering an attractive alternative to a leasehold ownership structure
- Separate fitted kitchen with ample storage and preparation areas
- Two allocated parking spaces providing convenient off-road parking
- Surrounded by picturesque woodland, providing attractive views and a tranquil atmosphere
- Two well-proportioned bedrooms, ideal for a variety of purchasers
- Set within beautifully maintained communal grounds for residents to enjoy

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49 Willow Drive, Leek ST13 7FD

Whittaker & Biggs would like to welcome you to this delightful two-bedroom ground floor apartment on Willow Drive, offering a perfect blend of comfort and natural beauty. Surrounded by picturesque woodland of the St. Edwards development, residents can enjoy the serene environment that this location provides, making it an ideal retreat from the hustle and bustle of everyday life.

The apartment features a spacious reception room, perfect for relaxing or entertaining guests. The separate fitted kitchen is well-equipped, providing a functional space for culinary pursuits. With two generously sized bedrooms, this property is well-suited for small families, couples, or individuals seeking extra space.

One of the standout features of this apartment is the convenience of two allocated parking spaces, ensuring that you will never have to worry about finding a spot for your vehicle. The ground floor setting adds to the accessibility and ease of living, making it a practical choice for all.

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Council Tax Band: B





Hall
Wood door with transom window to the frontage, wood double glazed sash window to the frontage, electric radiator, cupboard housing the heat exchange boiler.

Sitting Room
15'10" x 13'10" max measurement
Two wood double glazed sash windows to the rear, two electric radiators.

Kitchen
12'0" x 5'4"
Wood double glazed sash window to the frontage, units to the base and eye level, AEG ceramic induction hob, extractor hood, electric fan assisted oven, integral fridge freezer, integral Beko dishwasher, composite sink, black mixer tap, electric radiator.

Shower Room
6'7" x 5'6"
Wood double glazed window to the frontage, walk-in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, extractor fan.

Bedroom One
13'10" x 12'0" max measurement
Wood double glazed sash window to the rear, fitted wardrobes, electric radiator.

Bedroom Two
13'10" x 8'7" max measurement
Wood double glazed sash window to the rear, electric radiator.

Externally
Two allocated parking spaces.

Service Charge
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.

Leasehold, Ground Rent & Management Fee Informatio
The property is held on a leasehold basis with a term of 125 years from 1 February 2004. The vendor has advised that the property benefits from a share of the freehold through Wrottesley House Cheddleton Limited. We are informed by the vendor that the current service charge is £945 for the period April 2026 to September 2026. Please note that we have not been provided with, nor have we seen, any service charge statements or supporting documentation, and therefore all leasehold and management information referred to above has been supplied by the vendor and should be independently verified by a purchaser's legal adviser. 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.



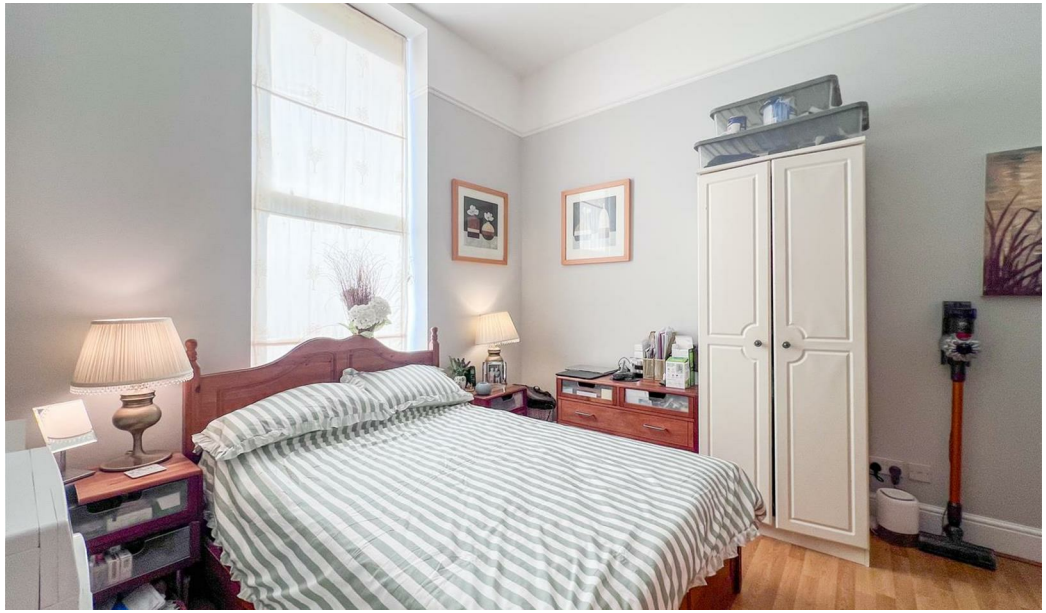




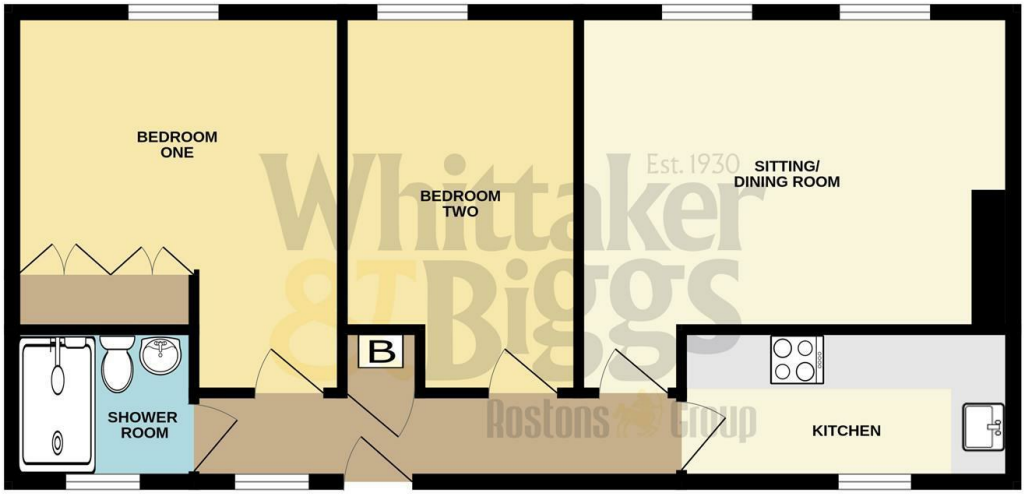






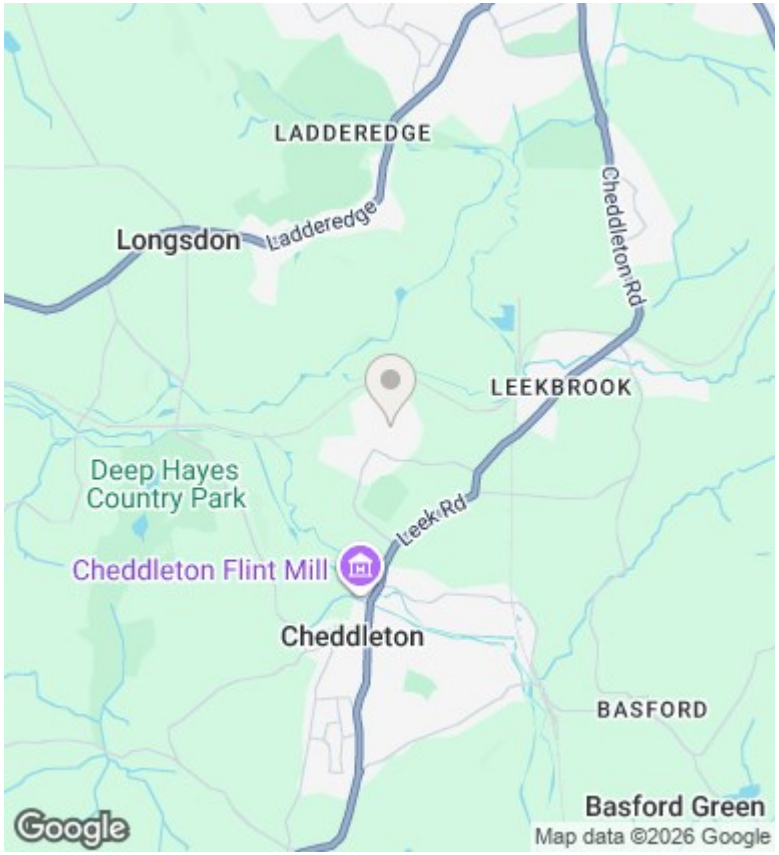


GROUND FLOOR



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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

B

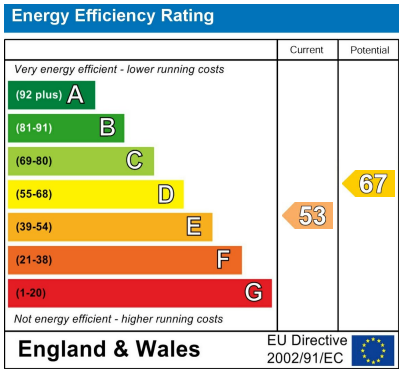


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