



## 62 Prince Charles Avenue, Leek, ST13 6QE

Offers In The Region Of £124,000

- Semi detached ground floor flat
- Fully double glazed
- Two double bedrooms
- Council tax band A
- Front and rear gardens
- Popular residential area

# 62 Prince Charles Avenue, Leek ST13 6QE

Whittaker & Biggs are delighted to bring to the market this delightful ground floor flat, offering a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the lovely gardens at both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a serene spot to enjoy the fresh air and sunshine.



Council Tax Band: A



### **Hall**

19'0" x 3'10"

Composite double glazed door to the frontage, two UPVC double glazed windows to the frontage, radiator, storage cupboard.

### **Sitting Room**

13'0" x 12'11"

UPVC double glazed window to the frontage, radiator.

### **Kitchen**

9'11" x 9'5"

Composite double glazed door to the side aspect, UPVC double glazed window to the rear, range of fitted units, four ring gas hob, Hotpoint electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, radiator, Main gas fired wall mounted combi boiler, under stairs storage.

### **Bathroom**

6'9" x 5'6"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, hand held shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, extractor fan.

### **Bedroom One**

11'8" x 11'4" max measurement

UPVC double glazed window to the rear, radiator.

### **Bedroom Two**

11'1" x 10'10"

UPVC double glazed window to the frontage, radiator.

### **Externally**

To the frontage, private garden with fence boundary.

To the rear, area laid to lawn, fence boundary, brick outbuilding, access for the above neighbour to their garden beyond.

### **AML REGULATIONS**

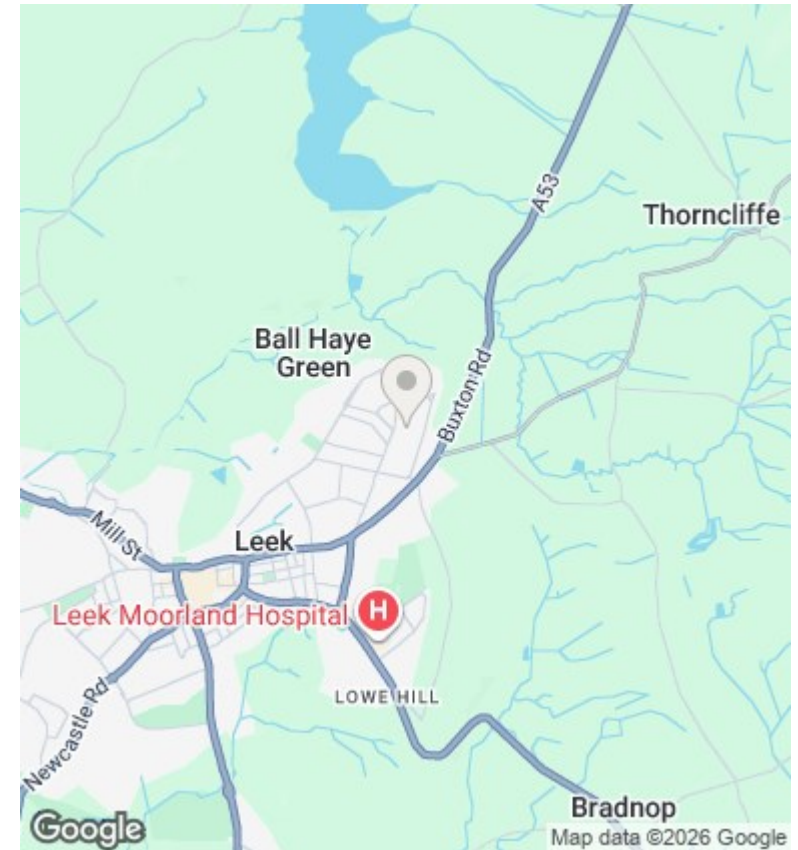
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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

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>	74	76
(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	