Apt 10 Menzies House

Cheddleton

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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Cheddleton
ST13 7FB

This first floor apartment provides sizeable accommodation having well-dimensioned rooms throughout and provides ideal accommodation for single person or couple, or may be suitable for investors.

The apartment is located in a Period building on the St Edward's Park Development and is set in 122 acres of parkland and woodland.

The apartment has many original Victorian features including sash windows, pictures rails and high ceilings.

Externally there is an allocated parking space and vast communal gardens.

NO UPWARD CHAIN

Offers In The Region Of £115,000

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Leek - 01538 383344

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General Information

Entrance Hall
Laminate flooring. BUILT-IN STORE off.

Living Kitchen 29'0" x 16'0" overall (8.84m x 4.88m overall)

Living Area 18'6" x 16'0" (5.66m x 4.88m)
With wall mounted electric heater. Fitted carpet. Views from all aspects over the surrounding landscaped communal gardens.

Kitchen Area 10'2" x 8'11" (3.10m x 2.74m)
Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating an AEG split level cooker, fridge/freezer and Zanussi washer/dryer. Wall mounted electric heater.

Bedroom 14'11" x 11'8" (4.55m x 3.56m)
Full range of fitted wardrobes. Wall mounted electric heater. Fitted carpet.

Bathroom 9'4" x 6'0" (2.87m x 1.83m)
With suite comprising bath with electric shower over, wash basin and WC. Part tiled walls. Fitted wall mounted corner cupboard. Wall mounted electric heater.

Outside
The apartment benefits from an allocated parking space and use of the communal gardens and woodland.

Services
Mains electric, water and drainage connected.
Electric heating.

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.

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.
103 years left on lease
Management charge £2538 per annum

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

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.

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