Whittaker & Biggs
Est. 1930
Rostons Group

Flat 3, Leekbrook House Basford Lane, Leek, ST13 7DT

Offers In The Region Of £125,000

- Spacious first-floor flat offering generous room proportions
- Three well-sized bedrooms with plenty of natural light
- In need of modernisation, presenting an excellent refurbishment opportunity
- Ideal for buyers looking to add value and personalise their home
- Living area with flexible arrangement potential
- Separate kitchen with scope for redesign and improvement
- Well-proportioned bathroom with potential to upgrade
- Perfect investment opportunity or project for first-time buyers
- Council tax band A

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

Leekbrook House Basford Lane, Leek ST13 7DT

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this spacious first floor flat. Built in 1830 it offers a unique opportunity for those with a vision for modernisation. With three spacious bedrooms and a well-proportioned reception room, this property is perfect for families or individuals seeking to create their ideal living space.

The separate kitchen presents ample scope for redesign and improvement, allowing you to tailor it to your personal taste and lifestyle. The bathroom, while functional, also holds potential for an upgrade, making it an exciting project for those looking to enhance their home.

This flat is not only a wonderful opportunity for first-time buyers eager to make their mark but also an attractive investment for those looking to add value. With a little creativity and effort, this property can be transformed into a stunning residence that reflects your unique style.

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Council Tax Band: A

Ground Floor

Entrance
7'8" x 3'6"
UPVC double glazed door to the rear, stairs to the first floor.

First Floor

Landing
19'5" x 6'5"
UPVC double glazed window to the side aspect, UPVC double glazed window to the side rear, radiator, loft hatch, storage cupboard.

Sitting Room
15'7" x 12'9" max measurement
UPVC double glazed window to the side aspect, radiator.

Kitchen
16'0" x 6'2" max measurement
UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, gas fired wall mounted Baxi boiler, radiator.

Bathroom
9'1" x 7'4"
UPVC double glazed window to the side aspect, panel bath, chrome taps, walk in shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, chrome taps, radiator.

WC
4'0" x 3'3"
UPVC double glazed window to the side aspect, low level WC.

Bedroom One
14'0" x 12'2"
Two UPVC double glazed windows to the side aspect, radiator, tiled fireplace.

Bedroom Two
14'0" x 12'1"
UPVC double glazed window to the side aspect, radiator, built in wardrobe, fire surround.

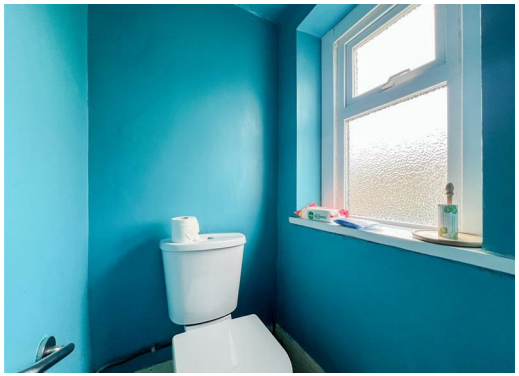
Bedroom Three
12'7" x 9'3"
Two UPVC double glazed windows to the rear, tiled fire surround, radiator.

Externally
Parking for one car, small plot of land next to the stream.

Leasehold Information
The property is held on a 999-year lease from 25 June 1991. It is subject to a peppercorn ground rent, ensuring minimal ongoing cost. The building is managed by Leekbrook House Management Co. Ltd, which oversees the communal areas and general upkeep of the development.

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.



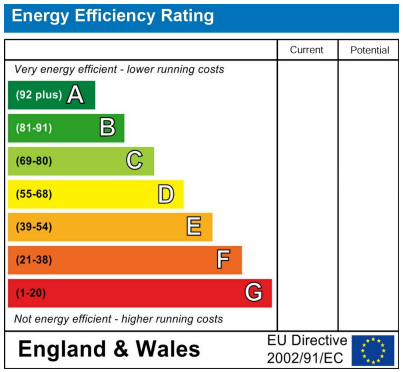
Directions

Viewings

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

Council Tax Band

A



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