Apartment 1, Giles House, 39 Willow Drive

Cheddleton

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Apartment 1, Giles House, 39 Willow Drive

Cheddleton
Staffordshire
ST13 7FD

* An immaculate ground floor floor apartment situated on the very popular St Edwards Park development just on the outskirts of Cheddleton.
* The property benefits from Upvc double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Hall, Living / Dining Room, Kitchen with integrated appliances, Main Bedroom with En-Suite, second Bedroom and Bathroom.
* The property has two allocated parking spaces and use of the beautiful communal garden areas.
* The property may be of interest to landlords looking to expand their portfolio or first time buyers.
* Offered For Sale with No Upward Chain involved.

Offers In The Region Of £124,950

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Leek - 01538 383344

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General Information

Entrance Hall
Radiator. Storage cupboard.

Living Room / Dining Room
Radiator. Bay window.

Kitchen
Wall and base units. Integrated fridge, freezer, dishwasher and washing machine. Electric hob and oven with extractor unit above. Stainless steel sink unit with drainer and mixer tap.

Bedroom
Raditor.

En-Suite
Shower cubicle. W.c. Wash basin. Heated towel rail.

Bedroom
Radiator.

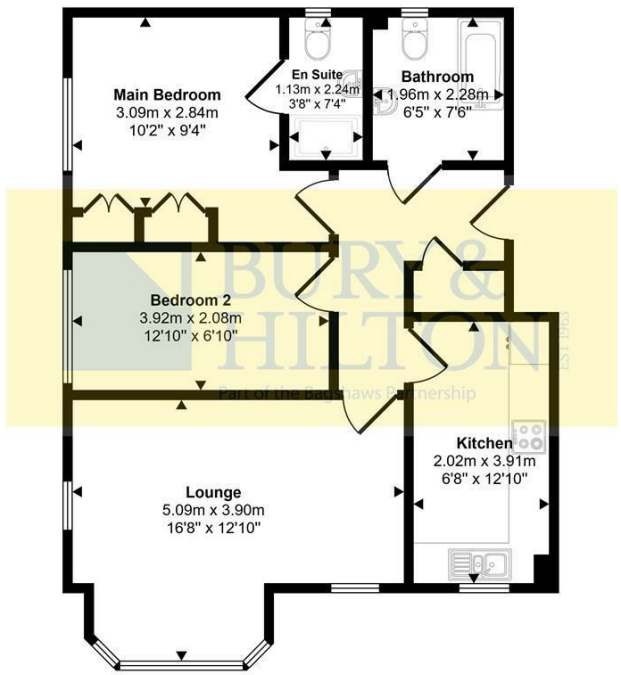
Bathroom
Bath with feeder shower. W.c. Wash basin. Heated towel rail.

Outside
The property has two allocated parking spaces and use of the beautiful communal garden areas.

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.

Approx Gross Internal Area
61 sq m / 661 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.
102 years left on the lease
Service charge £2284 PA currently
Ground rent £100 PA

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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