



## 8 St Edwards Hall East Drive, Staffordshire, ST13 7FA

Asking price £103,500

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Architecture should speak of its time and place, but yearn for timelessness" ~ Frank Gehry

A stylish one-bedroom apartment set within the iconic St Edward's Hall, Cheddleton – a Grade II listed building dating back to the 1890s and surrounded by 122 acres of stunning gardens and parkland. Offering spacious, character-filled accommodation with sash windows, high ceilings and delightful views, this unique home combines historic charm with modern comfort.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments

Located within the iconic St Edward's Hall in Cheddleton, this impressive one-bedroom first floor apartment forms part of a Grade II listed building dating back to the 1890s. Set in approximately 122 acres of beautifully maintained gardens and parkland, the property combines historic grandeur with modern convenience.

The apartment offers spacious and elegant accommodation, showcasing period features such as high ceilings, sash windows and picture rails. An inviting entrance hall leads to a generously sized living room, complete with a striking bay window that frames delightful views across the estate. Adjoining the living room is a well-planned kitchen fitted with integrated appliances. To the rear, the double bedroom benefits from a walk-through dressing area and a private en-suite bathroom.

Externally, the property enjoys an allocated parking space together with additional guest parking, all within the secure and picturesque grounds of St Edward's Hall.

## Location



The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a unique setting with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is

ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

## Entrance Hall



Wooden entrance door leading in from the communal landing. Carpet. Wall mounted electric heater. Storage cupboard off. Two sealed unit double glazed sash windows to the rear aspect. Picture rail. Two ceiling lights. Doors leading into: –

## Bedroom

10'7" x 10'1" (3.25 x 3.08)



Carpet. Wall mounted electric heater. Two sealed unit double glazed sash windows to the side aspect. Picture rail. Ceiling light. Opening into: –

## Dressing Area

6'7" x 4'7" (2.02 x 1.42)



Carpet. Fitted with two hanging rails. Picture rail. Ceiling light. Door leading into: –

## Ensuite

8'10" x 5'9" (2.71 x 1.76)



Fitted with a suite comprising of panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Tiled flooring. Part tiled walls. Wall mounted electric heater. Three obscured sealed unit double glazed windows to the rear aspect. Picture rail. Airing cupboard off housing the hot water cylinder. Ceiling light.

## Lounge

21'1" x 18'0" (6.45 x 5.50)



Carpet. Two wall mounted electric heaters. Seal unit double glazed sash bay window to the front aspect. Sealed unit double glazed sash window to the side aspect. Picture rail. Two ceiling lights. Opening into: –

## Kitchen

12'1" x 5'6" (3.70 x 1.69)



Fitted with range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over, single electric oven, dishwasher, washing machine and fridge freezer. Laminate flooring. Sealed unit double glazed sash window to the side aspect. Picture rail. Ceiling light.

## Leasehold Information

125 year lease from 1st July 2004, with 104 years remaining at the time of listing.

Management company is Castle Estates; 01785 244404 block@castle-estates.co.uk

Ground rent is £100 per annum, fixed until 2029

Service Charges are paid by the current owner in 6 months installments at approx £1700 (every 6months).

## Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected.

Council Tax: Staffordshire Moorlands Band B

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings –

prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



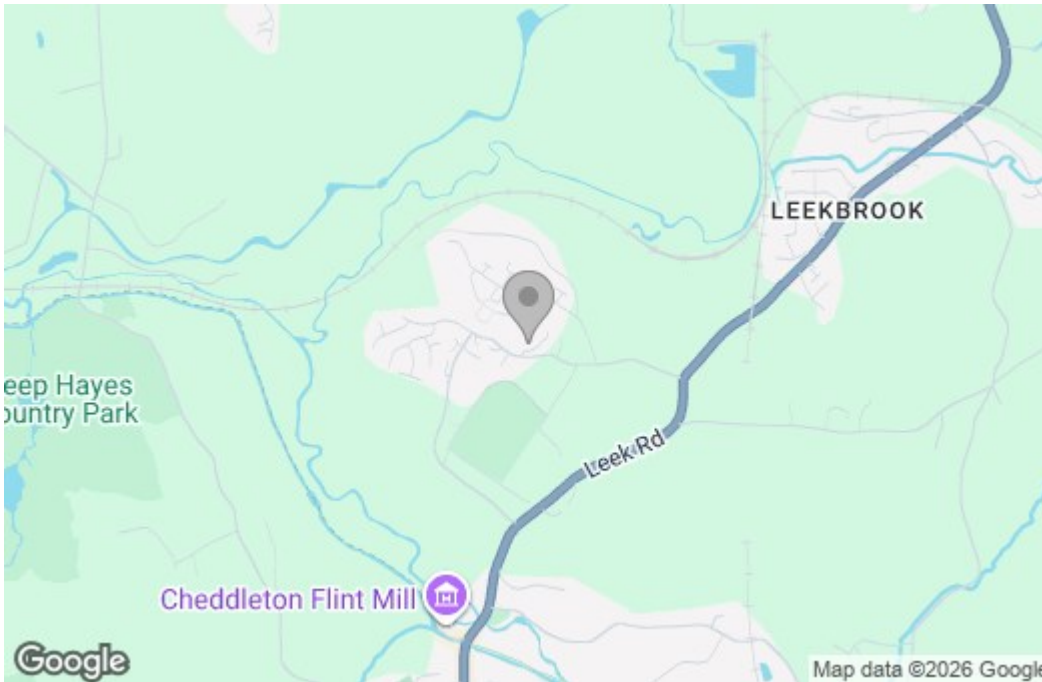
**Floor Plan**  
Floor area 64.5 sq.m. (694 sq.ft.)

Total floor area: 64.5 sq.m. (694 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.