



**37 Menzies House Willow Drive, Leek, ST13 7FB**

**Offers in the region of £105,000**

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

"The greatest glory of a building is not in its stones, nor in its gold. Its glory is in its Age"

An exceptionally well maintained first floor one bedroom apartment within Menzies House; formerly part of the St Edwards Hospital Complex which was converted in 2004. Enjoying many original features including high ceilings, picture rails and sizeable rooms set within beautiful communal gardens.

### Denise White Estate Agents Comments

Menzies House; formerly part of the St Edwards Hospital complex which was converted to create modern living accommodation following its closure in 2002, and now comprises of stunning, statement, homes within the beautiful period buildings. Set in 122 acres of parkland, giving buyers the opportunity to live in a truly idyllic location surrounded by breathtaking architecture.

The accommodation this apartment provides enjoys many original Victorian features including high ceilings, picture rails and sash windows. The Entrance Hall leads you through to an open plan Living Kitchen area, which is fitted with a range of kitchen units and also providing ample space for Dining and Lounging! Back through the Hallway you will find a Double Bedroom, fitted with built in wardrobes, which sits alongside the Bathroom.

Externally there is one allocated parking space, and vast expanses of communal gardens for you to enjoy.

### Location



The property is located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquility and strong community providing a setting almost unique in the area 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



Carpet. Picture rail. Two ceiling lights. Wall mounted electric heater. Storage cupboard off. Doors leading into:-

### Lounge Dining Area

22'4" x 10'3" (6.81 x 3.14)



Carpet. Two wall mounted electric heaters. Two sealed unit double glazed sash windows to the rear aspect. Picture rail. Two ceiling lights. Opening into:-

## Kitchen Area

11'5" x 5'11" (3.49 x 1.81)



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

## Bedroom

12'1" x 9'9" (3.69 x 2.99)



Carpet. Wall mounted electric heater. Sealed unit double glazed sash window to the front aspect. Built-in wardrobes. Picture rail. Ceiling light.

## Bathroom

10'10" x 5'6" (3.31 x 1.69)



Fitted with a suite comprising of panelled bath with shower over, pedestal wash hand basin and low-level WC. Vinyl flooring. Part tiled walls. Two obscured sealed unit double glazed sash windows to the front aspect. Picture rail. Ceiling light. Wall mounted electric heater.

## Outside



Externally, the apartment benefits from allocated parking space, and use of 122 acres of communal gardens and woodland.

## Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected. Please note that there is no mains gas on the site.

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

### Leasehold Information

Management Company - Castle Estates - 01785 244404 block@castle-estates.co.uk

125 year lease which currently has 103 remaining (started in 2004)

Ground Rent Payable of £100/year

Service charges for 2024/25 were £2310

Service charges for 2025/26 are £3084 due to exceptional capital works on the building which will be completed in the year.

2026/27 - will be £2533

### 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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### 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.

### Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

Approx Gross Internal Area  
52 sq m / 561 sq ft



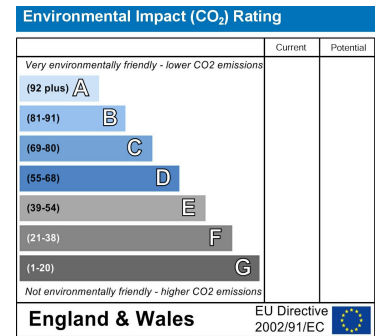
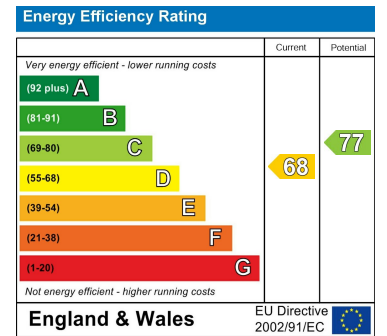
Floorplan

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.

# Area Map



# Energy Efficiency Graph



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.