



23 Wardle Gardens, Leek, ST13 7AR

Offers in the region of £140,000

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

Well-presented two-bedroom apartment in Leekbrook featuring two en-suite bedrooms, a separate bathroom, and a spacious open-plan lounge and kitchen. Recently carpeted and maintained to a good standard, the property offers low-maintenance living with allocated parking for two vehicles.

Denise White Agent Comments

A well-presented two-bedroom apartment located in the popular area of Leekbrook, Staffordshire, offering spacious and practical accommodation throughout.

The property is accessed via a generous entrance hallway, leading to two well-proportioned double bedrooms, both of which benefit from en-suite shower rooms. In addition, there is a separate bathroom, providing useful facilities for guests.

The apartment also features a large open-plan lounge and kitchen, creating a bright and functional living space with ample room for both seating and dining. The layout is well suited to modern living.

The flat is in good condition throughout, having been recently carpeted, and offers a low-maintenance option for buyers. Externally, the property benefits from allocated parking for two vehicles.

Conveniently located with access to local amenities, Leek town centre, and surrounding transport links, this property would be suitable for a range of buyers including owner-occupiers and investors.

Location



Leekbrook is a small, well established, residential estate situated on the edge of the market town of Leek, Staffordshire.

The market town of Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hallway

Fitted carpet. Wall mounted radiator. Ceiling light.

Lounge



Fitted Carpet. Wall mounted radiators. UPVC windows. Open plan flow into kitchen. Ceiling lights.

Bedroom One



Fitted carpet. Wall mounted radiator. UPVC window. Access to En-Suite. Ceiling light.

Kitchen



Vinyl flooring. Fitted with a range of wall and base units. Integrated oven, Fridge/Freezer, Washing Machine, Dishwasher, Garbage Disposal unit, Oven & Hob. Stainless steel drainer style sink unit. Ceiling light.

EnSuite



Vinyl flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Shower cubicle. Shower attachment. Obscured UPVC window. Ceiling light.

Bedroom Two



Fitted carpet. Wall mounted radiator. UPVC window. Access to En-Suite. Ceiling light.

EnSuite



Vinyl flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Shower cubicle. Shower attachment. Obscured UPVC window. Ceiling light.

Bathroom



Vinyl flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Bath. Shower attachment. Obscured UPVC window. Ceiling light.

Agent Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Lease details:

150 years - from 1st Jan 2008 (expires Jan 2158)

£150 per annum for the first 25 years of the lease (until 2033)

£300 per annum for the second 25 years of the lease (2034 to 2058)

£600 per annum for the third 25 years of the lease (2059 to 2083)

£900 for the remainder of the lease (2084 to 2158)

Maintenance service charge for 2026 is £1508.98 for the year

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.

Property To Sell Or Rent?

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 Will 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.

Need A Mortgage Advisor?

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

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.

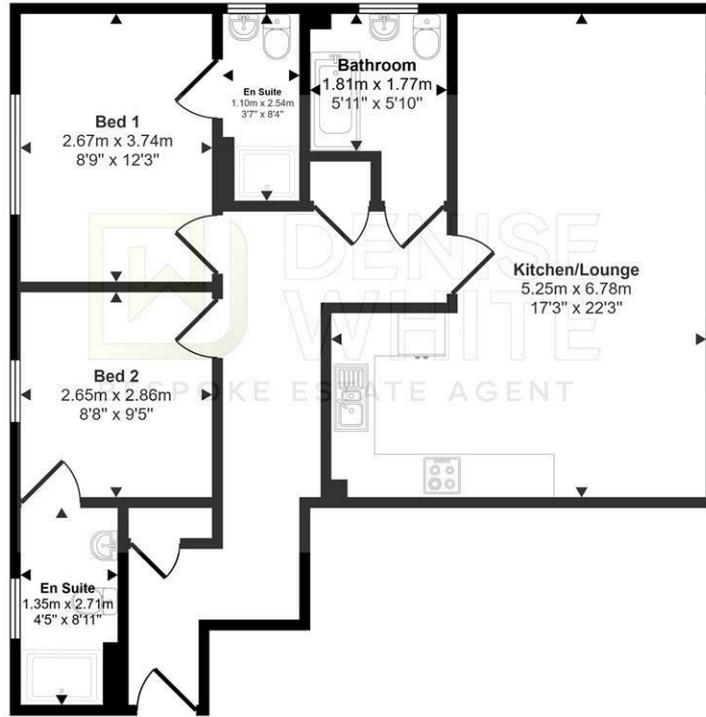
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the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

Floor Plan

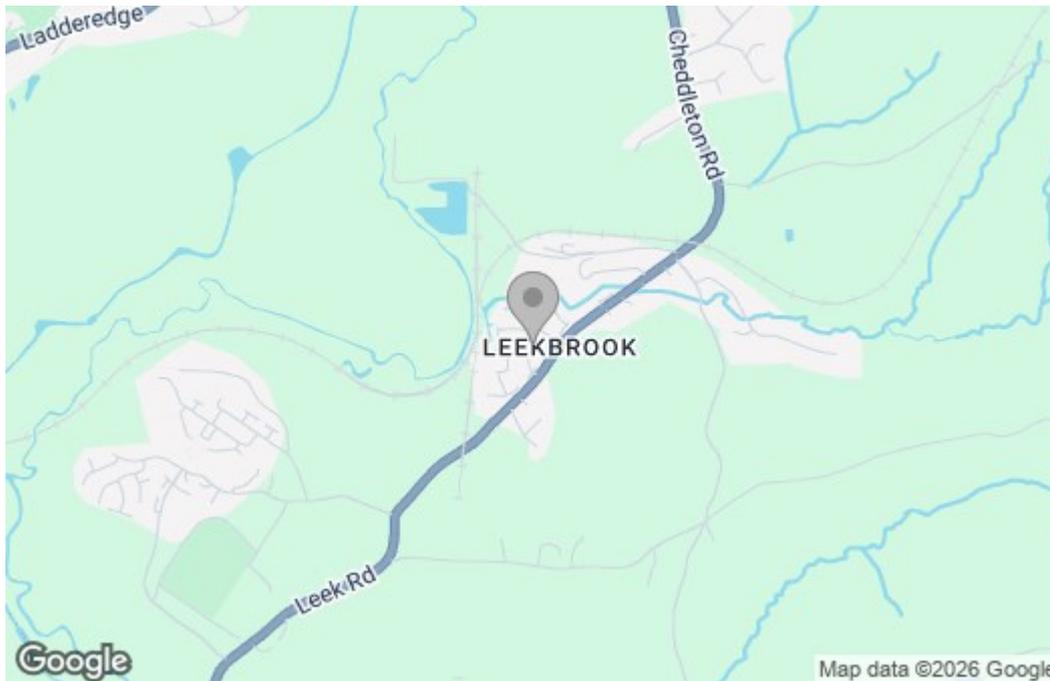
Approx Gross Internal Area
74 sq m / 795 sq ft



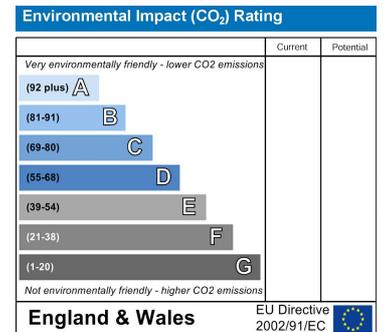
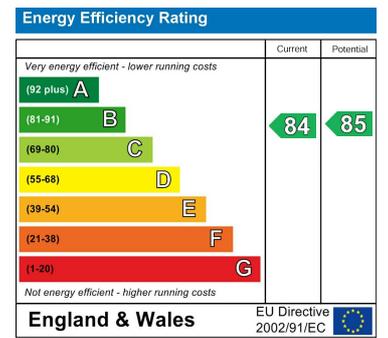
Floorplan

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.