



Apartment 6, 57 Martin House Willow Drive, Cheddleton, Staffordshire, ST13 7FG

Asking price £120,000

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"If you're after the grandeur of living within the sculpted grounds of the St Edwards estate but without the maintenance headaches of managing your own grounds, this superb apartment is the answer"

This fabulous two bedroom second floor apartment is located within the magnificent St. Edwards Park Estate in Cheddleton, Staffordshire, with open plan living, two bedrooms, en-suite, bathroom and an allocated parking space.

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

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Denise White Estate Agents Comments



To live within these fabulous communal gardens for £125,000 is ludicrous ! The location of the apartment is certainly a cut above any standard apartment, it is situated within 122 acres of parkland giving buyers an opportunity to live in a truly idyllic location surrounded by breath-taking architecture.

This is a well maintained two bedroom second floor apartment. Perfect for first time buyers, professionals or investors looking for a buy to let opportunity.

There is a communal entrance that leads through to the apartment. Entering the apartment via a private entrance hall with useful storage space and access into the main accommodation. The lounge is open plan with the kitchen area and is great size room with access to a balcony overlooking grounds, which showcases the stunning location St Edwards Park really is. The kitchen is fitted with range of wall and base units with work surfaces over and integrated appliances. The main bedroom is a good size double with fitted wardrobes and leads to an en-suite shower room. The second bedroom is another good size double room and located to the rear of the building. The bathroom, again a good size, has a bath with shower over, pedestal wash hand basin and W.C.

Outside there is a parking space allocated with the apartment and visitors parking available. Also don't forget the acres of spectacular grounds, with

gardens and communal seating area offering all the space you could dream of.

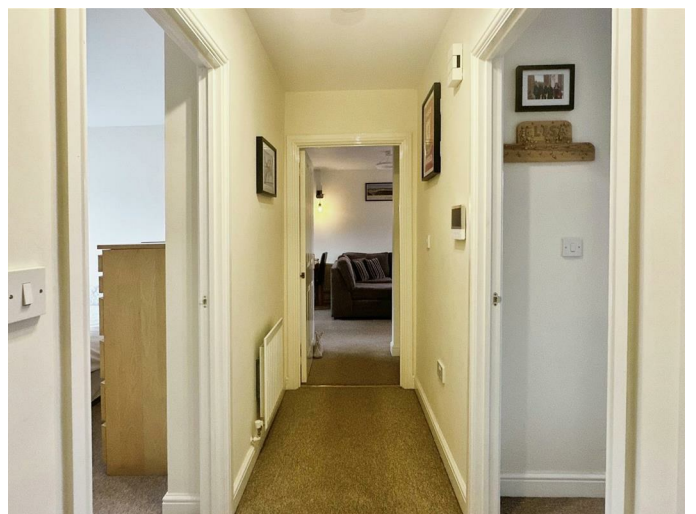
Location



Set in the exclusive St Edwards Estate in Cheddleton. Set in the sculpted grounds of the St Edwards estate, this former hospital has now been transformed into a place of peace, tranquility and strong community. Ideally placed for the short commute to the market town of Leek. The Peak District national park is also only a short drive away. Access to the city of Stoke-on-Trent and the major road networks of the A50, A500 and M6 is also with easy travelling distance as the town of Macclesfield is.

There is a bus route on the main street of Cheddleton and there is a bus service that serves the most popular Westwood schools and runs through the estate.

Entrance Hall



Access gained into the apartments

accommodation with a good size storage cupboard and loft access.

Open Plan Lounge and Kitchen

25'7 x 10'9 (7.80m x 3.28m)



The kitchen area is located to the rear of the apartment with space for a dining table and chairs and has a range of wall and base units. with work surfaces over, stainless steel sink unit with drainer and mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Electric hob and oven with extractor unit above, wall mounted boiler. Radiators, ceiling lights. The Lounge area has ample room for seating and has a pleasant balcony area to the front of the apartment overlooking some of the St. Edwards Park Estate, lovely to sit out on in the warmer months. There is a also a large window to the front alongside the balcony door, providing ample natural light into the apartment.

Bedroom One

10'10 x 9'1 (3.30m x 2.77m)



Radiator. fitted wardrobes. fitted carpet, radiator, ceiling light, radiator, access to the en-suite, windows to the front aspect.

En-Suite



Fitted with a shower cubicle. W.C. Wash basin. radiator. part tiled walls, window, ceiling light, radiator.

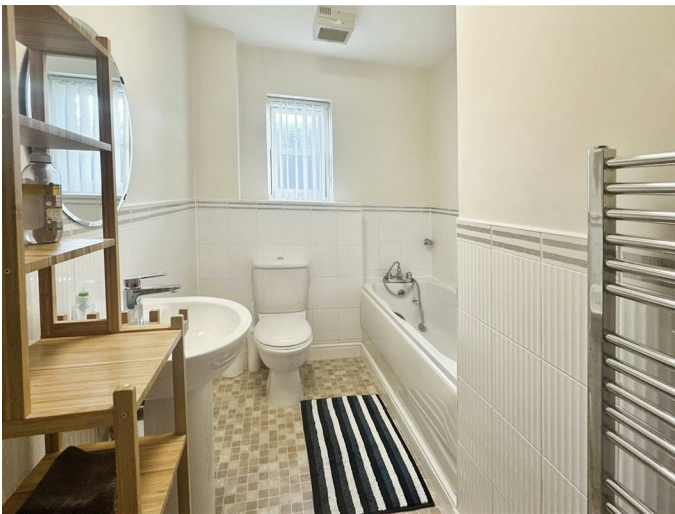
Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)



A good size double room with a radiator, ceiling light, fitted carpet, radiator, window to the rear aspect.

Bathroom



A good size bathroom fitted with a white bathroom suite which comprises; Bath with shower attachment. W.C. pedestal wash basin, heated towel rail, window to the rear aspect, ceiling light., part tiled walls to dado height.

Outside



Outside there is a parking space allocated with the apartment and visitors parking available. Also don't forget the acres of spectacular grounds, with gardens and communal seating area offering all the space you could dream of.

Lease

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 24 June 2005

Term : 125 years from 1.2.2004

Latest Management Charges for 6 months - Total - £1057.00 reviewed every 6 months

Management company - Castle Estates, Property Management Services LTD, 155 Marston Road, Stafford, ST16 3BS

Agents Notes



Leasehold

Gas Fired Central Heating System

All Mains Services Connected

Potential Rental Income

The potential rental income for this property would be approximately £650 per calendar month. This would produce an annual yield of 6.2% based off the advertised sale price of £125,000.

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise

and all 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 advice.

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.

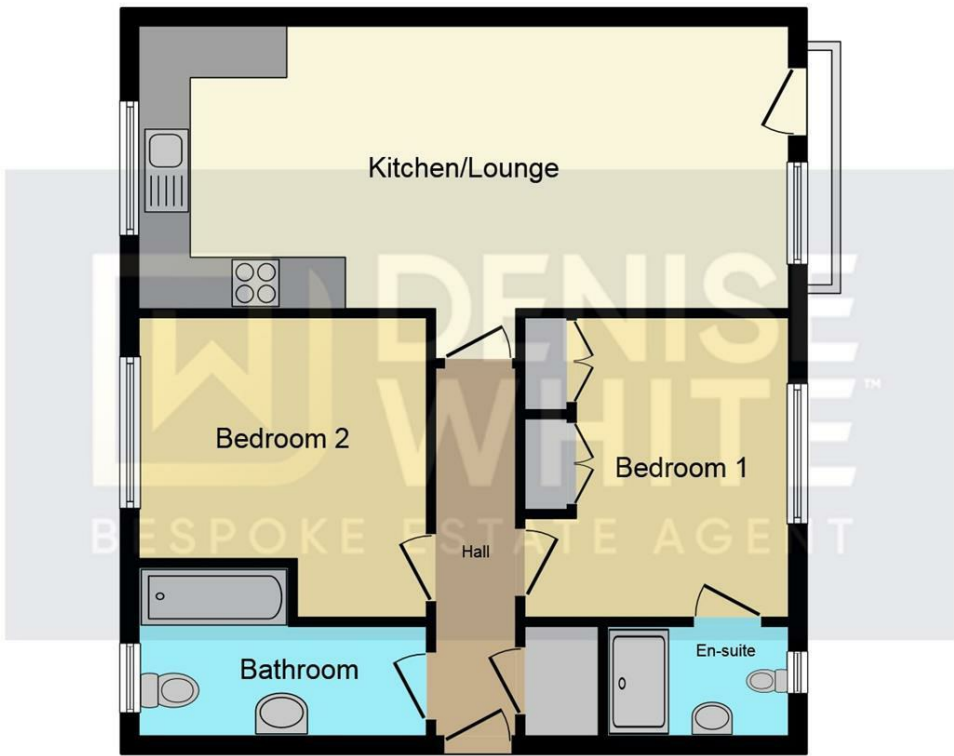
Do You Have A House To Sell or Rent ?

We can arrange a 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.

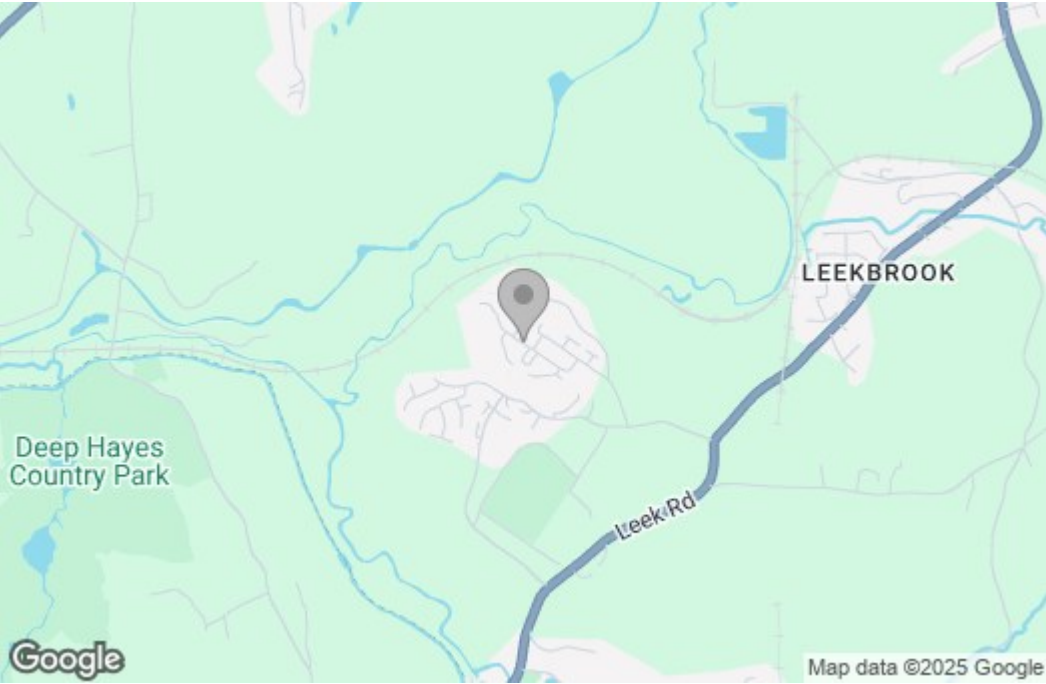
Floor Plan



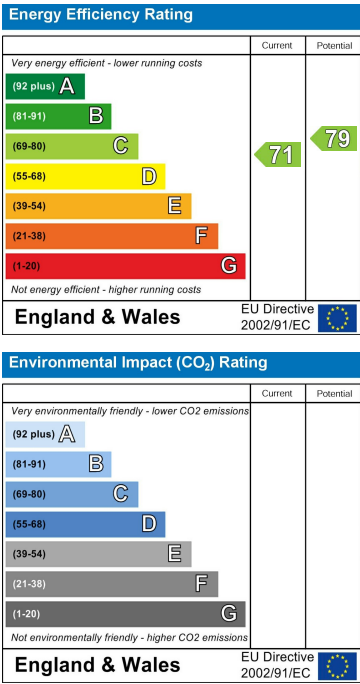
Floor Plan

Total floor area 63.5 m² (683 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firms employment has the authority to make or give any representation or warranty in respect of the property.