



25 Wardle Gardens, Leek, ST13 7AR

Offers in excess of £100,000

"Imagine owning your very first home. stylish, affordable and ready to move into"

This well presented two-bedroom apartment in Leekbrook offers the perfect opportunity to step onto the property ladder and start enjoying a home of your own.

Positioned on the outskirts of the beautiful market town of Leek, the apartment features an entrance hall leading into an open-plan fitted kitchen and lounge area, creating a lovely space to relax, entertain and enjoy everyday living.

There are two generous bedrooms, a modern bathroom and an allocated parking space, all set within a popular and convenient location within easy travelling distance of Leek town centre. Offered under the local affordable housing scheme, with a 20% discount from full market value, this is a fantastic opportunity for first-time buyers looking for style, space and value.

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

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Denise White Agent Comments



A fantastic opportunity for first-time buyers to take their first step onto the property ladder, with this well-presented two-bedroom apartment situated in the popular area of Leekbrook, on the outskirts of the beautiful market town of Leek.

Offered under the local affordable housing scheme, the property benefits from a 20% discount from full market value with no additional rent to pay, making this an excellent opportunity to purchase a home at a more affordable level.

The accommodation briefly comprises an entrance hall, providing access to the main living accommodation. The heart of the apartment is the open-plan kitchen and lounge area, which creates a bright and practical space, perfect for modern living. The lounge area offers plenty of room for relaxing, while the kitchen is fitted with a range of modern base units, work surfaces and useful storage space.

There are two good-sized bedrooms, with the main bedroom benefiting from fitted wardrobes, along with a modern bathroom.

This apartment offers not only the chance to own your first home, but would also suit those looking to downsize to a more manageable property. With allocated parking and a convenient location, it provides an ideal "lock up and leave" home – perfect for buyers who work, travel, enjoy holidays, or simply want low-maintenance living.

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. Radiator. Ceiling light. Doors leading into:-

Living Kitchen

22'4" x 10'9" (6.83 x 3.29)



Fitted carpet to the lounge area and vinyl to the kitchen area. Radiator. dual aspect uPVC windows. Kitchen area fitted with a range of wall and base units. Stainless steel sink and drainer unit. Integrated four ring Electric hob with extractor over, single electric oven, dishwasher and fridge freezer. Ceiling lights.

Bedroom One

11'3" x 8'5" (3.43 x 2.57)



Fitted carpet. Radiator. Built in wardrobes. uPVC window. Ceiling light.

Bedroom Two

10'2" x 8'0" (3.10 x 2.46)



Fitted carpet. Radiator. uPVC window. Ceiling light.

Bathroom

8'2" x 6'5" (2.50 x 1.97)



Fitted with a Suite comprising of low level WC, Pedestal wash hand basin and Bath with Shower attachment. Vinyl flooring. Part tiled wall. Radiator. Obscured uPVC window. Ceiling light.

Outside

Externally, there is one allocated parking space on a communal carpark.

Leasehold Information

125 year lease with 115 years remaining at the time of marketing.

Management Company: RMG 0345 002 444
customerservice@rmguk.com

Service Charges: £1705 per annum, currently paid in 11 monthly installments of £155.

Ground Rent: £150 per annum

Agent Notes

** Affordable housing scheme (full ownership is obtained, for the discounted price of 75% of the properties market value) **

Tenure: Leasehold

Services: All mains services 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.

CGI

Please note we have generated some computer generated images (CGI) to showcase the lifestyle of this property for marketing purposes.

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!

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?

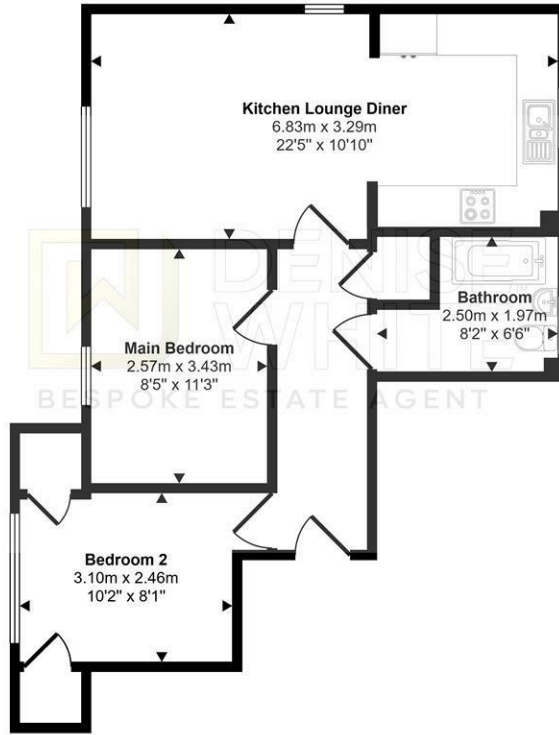
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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

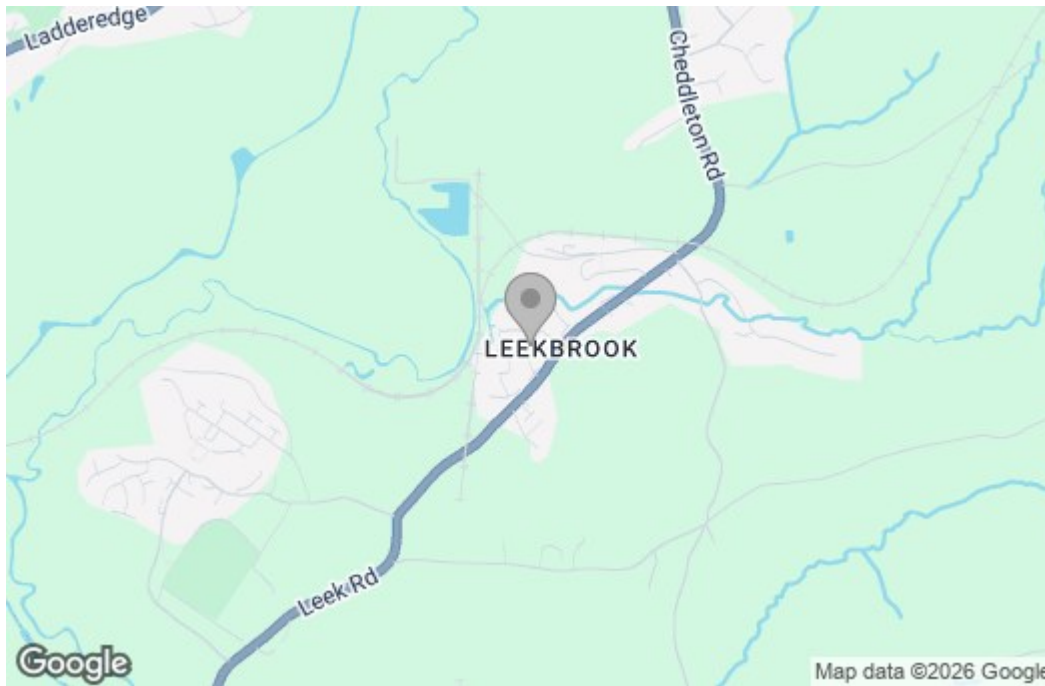
Approx Gross Internal Area
54 sq m / 579 sq ft



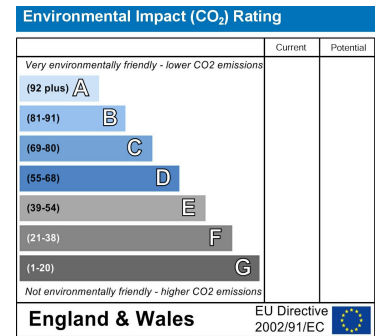
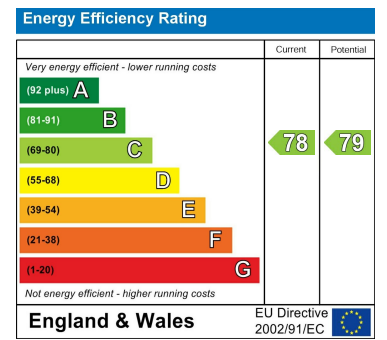
Floorplan

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.