



## 81, Denmark House Willow Drive, Leek, ST13 7FG

Asking price **£140,000**

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

"Design is not just what it looks like and feels like. Design is how it works." - Steve Jobs

This beautifully presented two-bedroom ground floor apartment has been finished to an exceptional standard throughout, offering stylish and contemporary living. The property features a sleek shaker-style kitchen with elegant Corian work surfaces, an impressive bathroom complete with a freestanding bath, and fitted shutters throughout, adding both charm and practicality. Further benefits include allocated parking.

Truly one of a kind, this stunning home combines high-quality finishes with the ease of single-storey living, all set within the highly sought-after St Edwards Park.

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

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### **Denise White Estate Agent Comments**

A beautifully presented two-bedroom ground-floor apartment, ideally positioned on the highly regarded Willow Drive within St Edward's Park. Finished to a consistently high standard throughout, this impressive home offers a perfect blend of style, comfort, and practicality, making it well-suited to first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed by a spacious and well-maintained entrance hallway providing access to all principal rooms. The lounge is generously proportioned and enhanced by an attractive bay window, allowing an abundance of natural light to fill the space while creating a warm and inviting atmosphere—ideal for both relaxing and entertaining.

The kitchen has been thoughtfully designed and fitted to an excellent specification and boasting integrated appliances, featuring sleek shaker style cabinetry and high-quality Corian work surfaces, offering both durability and a contemporary finish. It provides ample storage and workspace, catering perfectly to modern-day living.

The apartment boasts two well-sized double bedrooms. The principal bedroom benefits from its own private ensuite shower room, adding a touch of convenience and luxury. The second bedroom is currently utilised as a dining room, demonstrating the flexibility of the layout and allowing prospective buyers to tailor the space to their individual lifestyle needs.

Completing the accommodation is a stylish and well-appointed bathroom, finished to a high standard and in keeping with the rest of the property.

Externally the property features two allocated parking spaces as well as access to the manicured lawns and grounds which surround St Edwards Park.

Overall, this superb ground-floor apartment combines modern living with a versatile layout, all

set within a desirable residential location. Early viewing is highly recommended to fully appreciate the quality and space on offer.

### **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 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 Hallway**

Luxury Modulo vinyl flooring. Radiator. Storage cupboard. Ceiling light. Doors leading into: –

## Kitchen

13'1" x 6'11" (4.00 x 2.12)



Fitted with a range of wall and base units with corian work surfaces above, incorporating a drainer sink unit, integrated dishwasher, double oven, electric hob, fridge, and freezer. Cupboard Housing combination boiler. Tiled flooring. Radiator. uPVC window to the side aspect. Inset Spotlights.

## Lounge

16'5" x 12'5" (5.02 x 3.79)



Vinyl flooring. Radiator . uPVC window to the side aspects. uPVC Bay window to the side aspect. Ceiling lights.

## Bedroom One

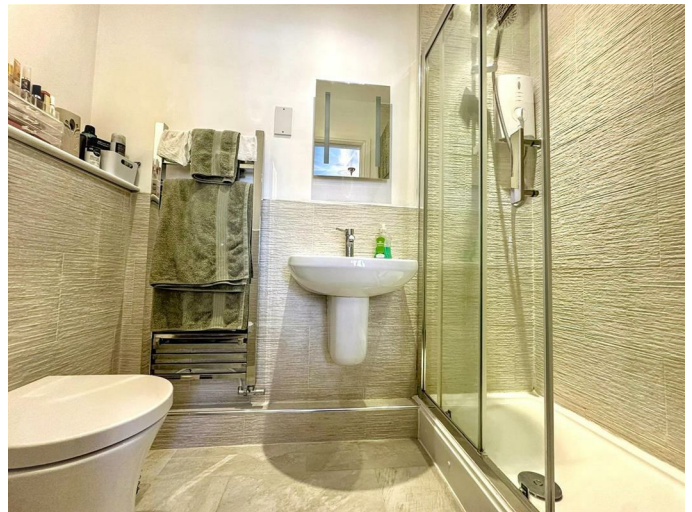
12'6" x 11'6" (3.83 x 3.53 )



Vinyl flooring. Radiator. Fitted wardrobes. uPVC window to the front aspect with bespoke shutters. Door leading into ensuite. Ceiling light.

## Ensuite

7'7" x 3'10" (2.32 x 1.18)



Fitted with a suite comprised of, shower cubicle with electric shower, low level WC, wall mounted wash hand basin. Tiled flooring. Heated towel rail. Inset spotlights.

## Bedroom Two

12'7" x 7'1" (3.84 x 2.17 )



Vinyl flooring. Radiator. uPVC window to the front aspect. Ceiling light.

## Bathroom

7'7" x 6'8" (2.33 x 2.05)



Fitted with a suite comprised of freestanding bath, low level WC, wall mounted wash hand basin. Tiled flooring. Heated towel rail. Inset Spotlights.

## Outside



Externally the property boasts two allocated parking spaces. Mature and well maintained grounds surround the park.

## Lease Details

125 year lease from 1st February 2004 - 103 years remaining

Ground Rent - £100 per annum paid 6 monthly

Ground Maintenance - £38 a month payable to Castle Estates

Service Charge - £112.50 per month payable to Rory Mack

## Agent Notes

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.

## 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?

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.

### 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.

### 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.

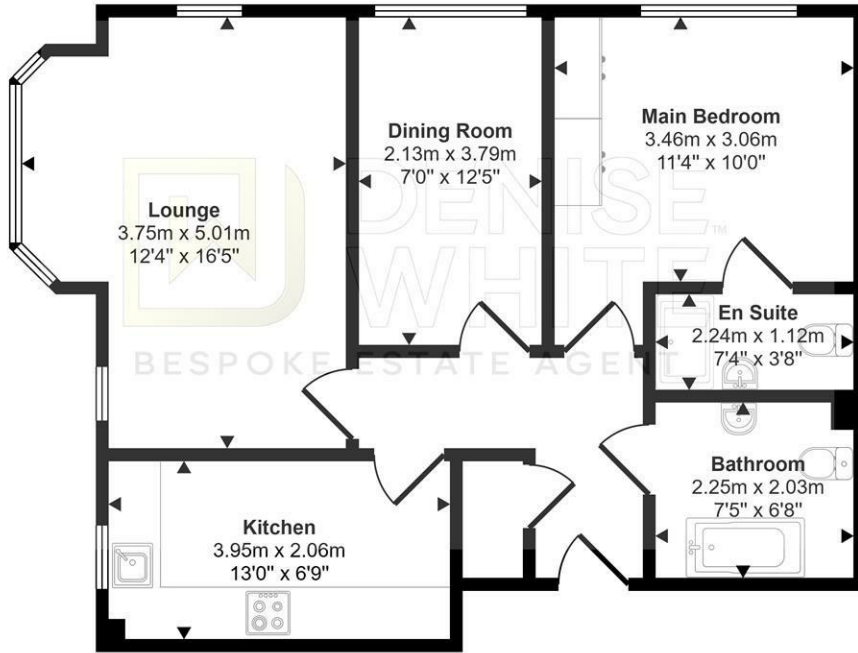
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & 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  
61 sq m / 659 sq ft



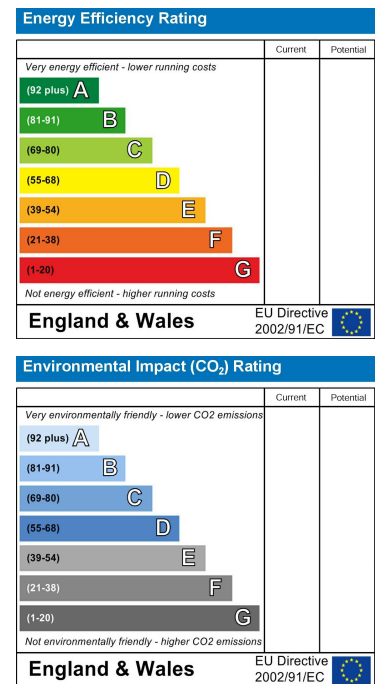
Floorplan

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.