

Flat 5, 3rd Floor Waterloo Mill

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Flat 5, 3rd Floor Waterloo Mill

Leek
ST13 8AT

* This spacious two bedroom apartment is an ideal opportunity to live that low maintenance life style!
* Located on the third floor of a converted mill and having a communal lift, this spacious apartment is modern, whilst retaining character and those charming original features.
* The main internal accommodation briefly comprises: Entrance Hall, Living Room / Kitchen Area, Two Bedrooms, master with En-Suite facility and Bathroom.
* The property is warmed by gas fired central heating.
* The communal area is accessed via a secure door with intercom system and has allocated parking providing that all important off street parking.
* The property is offered For Sale with No Upward Chain involved.





£125,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Entrance Hall
Radiator. Access to:

Kitchen / Living Room 18'3 x 16'4 (5.56m x 4.98m)
Wall and base units. Sink unit with drainer and mixer tap. Integrated fridge, freezer and washing machine. Cupboard housing central heating boiler. Radiator.

Bedroom 14'4 x 14'3 (4.37m x 4.34m)
Radiator.

En-Suite
Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Fitted storage cupboards.

Bedroom 14'4 x 9'4 (4.37m x 2.84m)
Radiator.

Shower Room
Shower cubicle. W.c. Wash basin. Heated towel rail.

Outside
Allocated parking space.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.



Tenure and Possession
The property is sold leasehold with vacant possession granted upon completion.
999 years left on the lease
Management fees currently paying £2000 per annum

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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BAGSHAWS EST 1871
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6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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