

## Apartment 1, Wilkins House 85 Willow Drive, Cheddleton,



A well presented TWO bedroom ground floor apartment situated on the popular St Edwards Park Development within 140 acres of park and woodland. This home boasts many traditional features to include sash windows and tall ceilings with picture rails in a beautiful Grade II listed building. The deceptive accommodation includes entrance hallway with useful store cupboard, sizeable living room with feature bay window overlooking the communal gardens having archway to the kitchen which incorporates integrated Smeg appliances, master bedroom with ensuite shower room, second bedroom and bathroom fitted with a modern white suite. Ideal for a First Time Buyer, Investor or a retired couple looking for a low maintenance home. Call our Derby Street office TODAY to arrange a viewing.

**Offers In The Region Of £130,000  
(Subject To Contract)**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

### Situation

This home is situated in the beautiful St Edwards Park development in the semi-rural village of Cheddleton, just a short drive out of the busy market town of Leek. Set in approximately 140 acres of park and woodland with many country walks along the railway line and Cauldon Canal.

### Directions

From our Derby Street offices take the A520 Cheddleton Road out of the town. Follow this road through Leekbrook and just after passing over the railway bridge take the next turning right into East Drive. Continue along taking the first right in into Villa Road and as the road forks take the left hand fork into Birchtree Drive. Take the first left into Willow Drive and continue passing the Water Tower taking the next turning left. The property is situated on the right hand side.

### Accommodation Comprises

Communal Entrance Hall with staircase to the first floor, meter cupboard and letterbox.

### Entrance Hall

Store cupboard.

### Living Room 6.54 x 4.43 (21'5" x 14'6")

Feature bay window incorporating four sash windows overlooking the communal gardens, two wall mounted electric heaters, picture rail, double glazed sash window to side aspect, two wall lights.

Archway to:



### Kitchen 2.60 x 2.09 (8'6" x 6'10")

Excellent range of base cupboards and drawers with integrated Smeg fridge/freezer, Zanussi washer dryer, Smeg electric oven and hob with stainless steel splashback and extractor fan over, matching wall cupboards with underlighting, picture rail and cushioned flooring.



### Master Bedroom 4.62 x 3.21 (15'2" x 10'6")

(Maximum Measurement). Two double glazed sash windows to the side and rear aspects, picture rail, wall mounted electric heater, built-in wardrobe.



### Ensuite 2.23 x 1.87 (7'4" x 6'2")

Ideal suite comprising shower cubicle with Aqualisa shower fitment, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, shaver point, cushioned flooring.



### Bedroom Two 3.22 x 2.45 (10'7" x 8'0")

Double glazed sash window to side aspect, wall mounted electric heater, picture rail, two wall lights, triple wardrobe with drawers beneath.



### Bathroom 2.30 x 1.90 (7'7" x 6'3")

White suite comprising panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, shaver point, cushioned flooring.



### **Maintenance Fees**

The maintenance fees are approximately £27 per week, which includes Buildings Insurance, exterior maintenance, maintenance of public areas externally and internally of the property, gardens and woodland, accessible pro-active governors board.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/ leasehold status of the property.

### **Services**

We believe the property is connected to all mains services.

### **Tenure and Possession**

The property is held Leasehold and vacant possession will be given upon completion.

### **Viewings**

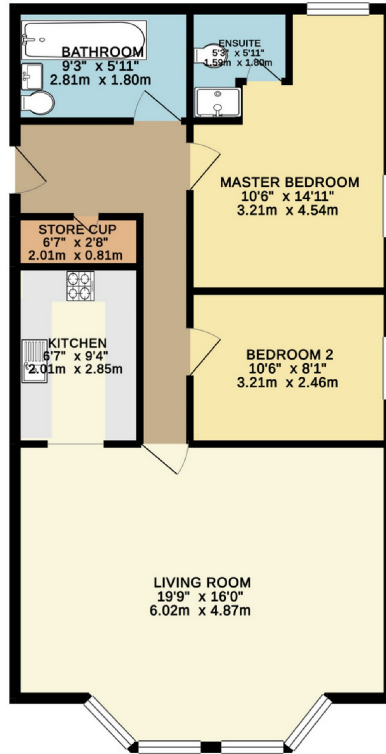
By prior arrangement through Graham Watkins & Co.

### **Outside**

Communal gardens surround the property with allocated parking for two spaces having further visitor parking if needed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 012059

Energy Performance Certificate

Apartment 1 Wilkins House, 85, Willow Drive, Cheddleton, LEEK, ST13 7FG

Dwelling type: Ground-floor flat Reference number: 8601-7825-6540-7447-5926  
 Date of assessment: 23 May 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 June 2019 Total floor area: 64 m<sup>2</sup>

Use this document to:

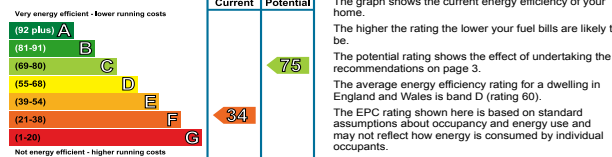
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,175
Over 3 years you could save	£ 3,213

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 213 over 3 years	
Heating	£ 4,086 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 897 over 3 years	£ 486 over 3 years	
<b>Totals</b>	<b>£ 5,175</b>	<b>£ 1,962</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,413
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 402
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 1,401

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.