



Apartment 4, Martin House 57 Willow Drive, Cheddleton, Offers In Excess Of £115,000

- Selling with NO CHAIN!
- Surrounded by picturesque woodland, offering a peaceful and scenic setting
- Principal bedroom benefiting from an en-suite shower room
- First-floor apartment set within characterful historic buildings
- Spacious open-plan kitchen, living, and dining area ideal for modern living
- Two allocated parking spaces and well-maintained communal grounds
- Located in the sought-after St Edwards development in Cheddleton, Staffordshire
- Two well-proportioned bedrooms, perfect for couples, small families, or home working
- Excellent access to local amenities, countryside walks, and transport links

Martin House 57 Willow Drive, ST13 7FG

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this first floor apartment, offering a perfect blend of modern living and natural beauty. Built in 2005, the property is surrounded by picturesque woodland, providing a tranquil and scenic environment that is ideal for those seeking a peaceful retreat.

Upon entering, you will find a spacious open-plan kitchen, living, and dining area that is designed for contemporary lifestyles. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home. The apartment features two well-proportioned bedrooms, making it an excellent choice for couples, small families, or those who work from home. Each bedroom offers ample space and comfort, ensuring a restful atmosphere.



Council Tax Band: B



Ground Floor

Communal Entrance

Sensor lighting, post boxes, keycode intercom.

First Floor

Hall

12'4" x 3'6"

Wood door to the side aspect, storage cupboard, radiator, touch screen intercom.

Kitchen / Living / Dining

25'11" x 10'4"

Two UPVC double glazed sash windows to the frontage, UPVC double glazed sash window to the rear, two radiators, kitchen units to the base and eye level, Zanussi ceramic hob, Beko electric fan assisted oven, integral fridge freezer, integral Indesit slimline dishwasher, stainless steel sink and drainer, chrome mixer tap, gas fired wall mounted Potterton boiler.

Bedroom One

10'11" x 9'8"

UPVC double glazed sash window to the frontage, fitted wardrobes, radiator, en suite.

En-suite

7'0" x 3'10"

UPVC double glazed sash window to the frontage, walk-in shower enclosure, electric Aqualisa shower, pedestal wash hand basin, chrome mixer tap, low

level WC, radiator.

Bedroom Two

10'11" x 10'11" max measurement

UPVC double glazed sash window to the rear, radiator.

Bathroom

10'11" x 6'2" max measurement

UPVC double glazed window to the rear, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, shaver point.

Externally

Allocated parking space, views of the Water Tower,

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Leasehold Information

The property is held on a 125-year lease from 1 July 2004.

Management Fees

The latest statement from Castle Estates confirms a management fee of £1,084.45 for the six-month period from 1 April 2026. This charge covers the upkeep of communal areas, routine maintenance, and the overall management of the development, ensuring the building and shared facilities are maintained to a high standard.





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 as to their operability or efficiency can be given. Made with floorplan 12/20/16

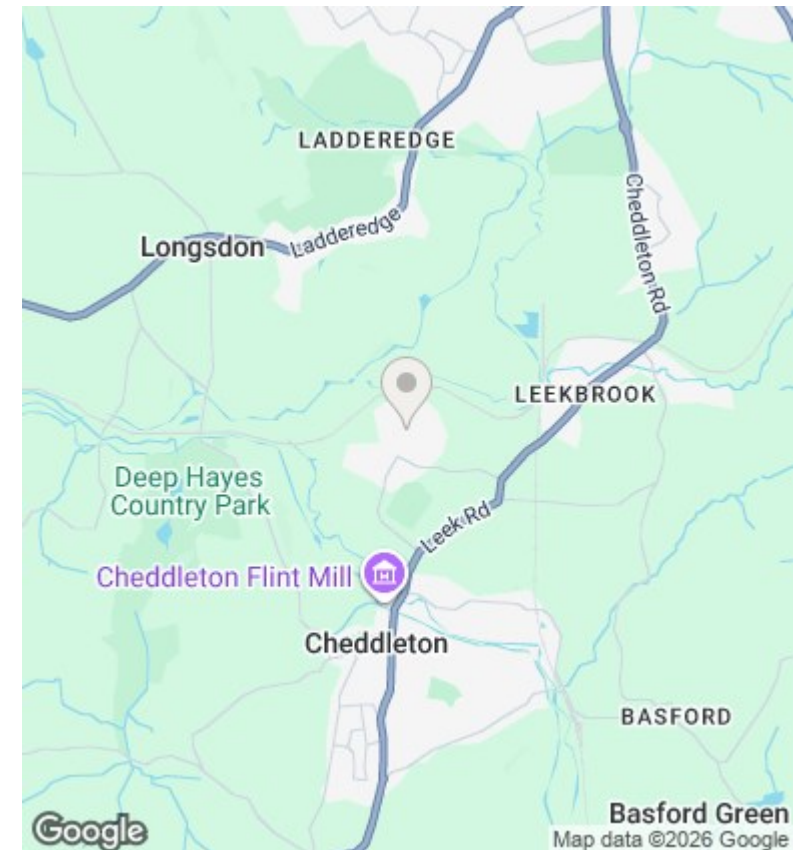
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		