



## Apartment 4 Formerly The White Lion, Ashbourne Road, Leek, Offers In The Region Of £79,950

- Luxury first floor Apartments
- Ideal for a professional couple
- Double Glazing
- Town centre location
- Allocated parking at the rear
- Within School Catchment
- Former public house refurbished to a high standard
- Viewing ESSENTIAL

# Apartment 4 Formerly The White Lion, Leek ST13 5AS

Brand New development of four apartments finished to a high specification set in a fantastic town location.

This spacious first floor one bedroom apartment is ideal for a professional person or couple looking for town centre living with the added bonus of off road parking to the rear elevation presented throughout to a high standard with quality fixtures and fittings. This property will appeal to the discerning purchaser looking for high quality refurbished accommodation. Being a former public house and having been developed into luxury apartments, comprises of a living and dining room being open plan to kitchen with sizeable bedroom and bathroom. Viewing a MUST.



Council Tax Band:



### **Communal Entrance Hall**

Having external door, security lighting, staircase to apartments. - Size :

### **Communal Landing Area**

With double glazed Velux window, security lighting, loft access, access to apartments 3 & 4 - Size :

### **Hallway**

With external door, telecom communication system, central heating thermostat, inset halogen downlighters, ceiling mounted smoke alarm, single radiator, UPVC double glazed window to front aspect, power points. - Size :

### **Living Room/Kitchen**

11'7" x 13'0"

(maximum measurement)

#### **Kitchen Area**

Having base cupboards and drawers with chrome fittings, built in Lamona electric oven, roll top work surfaces over, four ring Lamona electric hob, inset stainless steel sink unit with mixer tap, tiled splashbacks. Matching wall cupboard, two double glazed Velux windows to rear aspect, ceiling mounted Manrose extractor fan, ceiling light point, cushion flooring, power points.

#### **Living Area**

Two wall light points, ceiling light point, ceiling mounted smoke alarm, double radiator, television aerial points, telephone points, power points. - Size : - 11' 7" x 13' 0" (3.53m x 3.97m)

### **Bedroom**

11'2" x 16'5"

(maximum measurement) UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, double glazed Velux window to rear aspect, wall mounted gas fired central heating boiler, ceiling light point, double radiator, television aerial points, power points. - Size : - 11' 2" x 16' 5" (3.40m x 5.01m)

### **Shower Room Off**

5'11" x 6'4"

(maximum measurement) fully tiled corner shower cubicle incorporating chrome shower fitment, wash hand basin in vanity with chrome waterfall mixer tap, tiled splashbacks, low level W.C., single radiator. UPVC double glazed frosted window to rear aspect set on tiled sill, ceiling light point, wall mounted extractor fan, cushion flooring. - Size : - 5' 11" x 6' 4" (1.80m x 1.92m)

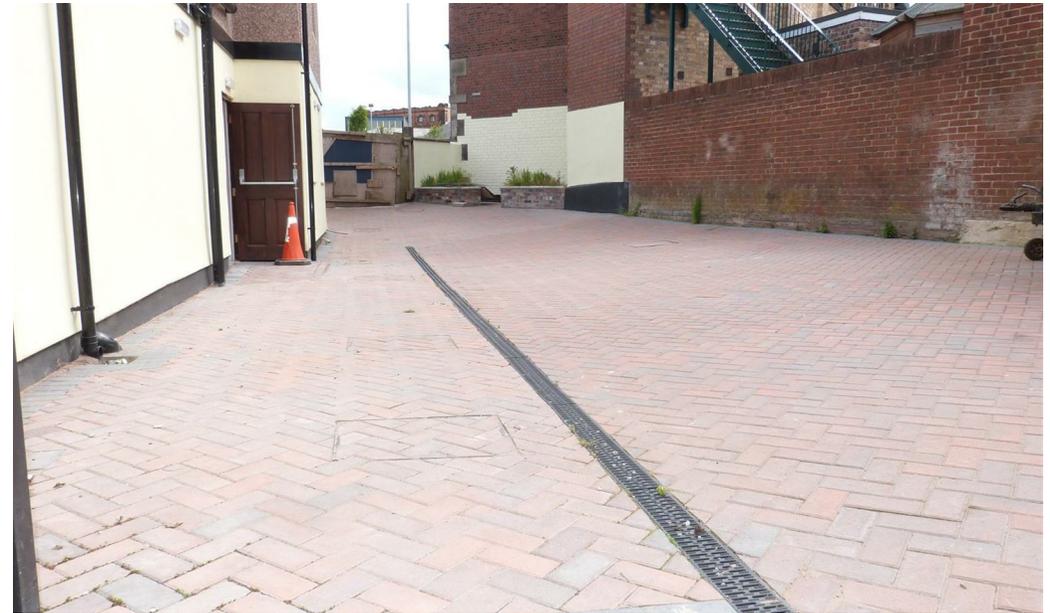
### **Outside**

The apartment is accessed via wrought iron stepped access having communal patio area with courtesy lighting and allocated parking. - Size :

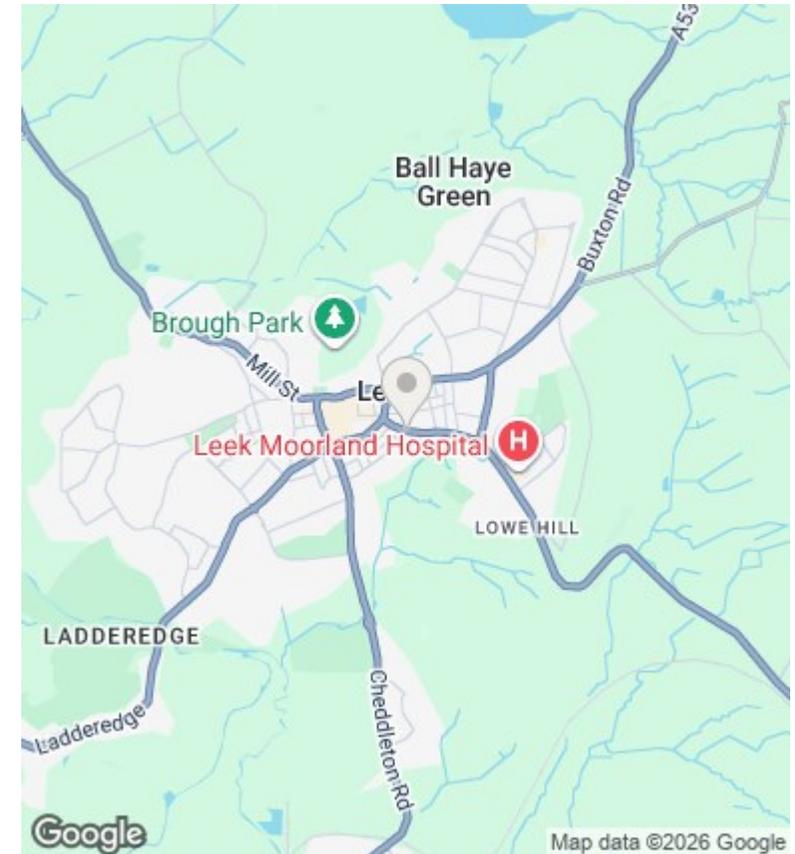
### **AML REGULATIONS**

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.







### Directions

From our Derby Street, Leek, offices take the A523 Ashbourne Road, follow this road for a short distance where the apartments will be seen on the right hand side identifiable by Whittaker & Biggs 'For Sale' board

### Viewings

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

### Council Tax Band

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