Whittaker & Biggs Est. 1930
Rostons Group







Flat 9, St Mary's Court King Street, Leek, ST13 5NN

Offers In The Region Of £45,000

- One-bedroom second-floor apartment situated on the outskirts of Leek town centre
- Sitting room providing a comfortable living and entertaining space
- Well-appointed bathroom serving the accommodation
- Available on a 50% shared ownership basis, offering an affordable route onto the property ladder
- Separate fitted kitchen with ample storage and worktop space
- Allocated parking space within the communal residents' car park
- Ideal for first-time buyers, downsizers or single occupants
- Generously sized double bedroom
- Convenient location within walking distance of Leek town centre and its wide range of amenities

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St Mary's Court King Street, Leek ST13 5NN

Whittaker & Biggs would like to welcome you to this one-bedroom second-floor apartment at St. Mary's Court, offering a living space perfect for individuals or couples seeking a comfortable home. Available on a 50% shared ownership basis, this property presents an excellent opportunity for those looking to enter the housing market.

The apartment features a well-proportioned reception room, providing a welcoming area for relaxation and entertaining. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this property is the allocated parking space within the communal residents' car park, ensuring that you have a convenient place for your vehicle. The location is particularly advantageous, as it is within walking distance of Leek town centre, where you will find a variety of local shops,

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Council Tax Band: A





Hall
Wood double glazed door to the frontage, electric storage heater, loft hatch, airing cupboard housing the emersion tank.

Sitting Room
10'9" x 10'2" max measurement
Wood double glazed sash window to the frontage, electric storage heater.

Kitchen
8'6" x 6'9"
Wood double glazed sash window to the frontage, units to the base and eye level, Indesit electric hob, Indesit electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, extractor fan.

Bedroom
9'11" x 9'1" max measurement
Wood double glazed window to the rear, electric storage heater.

Bathroom
8'5" x 5'5"
Wood double glazed window to the rear, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC.

Externally
Externally, communal car park with allocated parking space (number 9).

Shared Ownership Opportunity (50%)
This property is available for purchase on a 50% shared ownership basis in partnership with Honeycomb Group Limited. The successful purchaser will own a 50% equity share of the property, with the remaining 50% retained by Honeycomb Group Limited and subject to a monthly rent payment. Prospective purchasers must satisfy the eligibility requirements set by Honeycomb Group Limited, and a formal application process will be required prior to purchase.
Please see the details of the rental amount and lease terms below.

Shared Ownership & Lease Information:
As of the date of marketing, the current monthly rent payable to Honeycomb Group Limited for the remaining 50% shared ownership interest is £230.84 per calendar month. Prospective purchasers should be aware that this figure may be subject to change, and all interested parties are advised to verify the current rent amount directly with the relevant housing provider. Please note that we are reliant upon information supplied by the vendor and cannot accept responsibility for any changes that may occur after these particulars have been prepared unless we are notified accordingly. The property is held on a lease of 99 years commencing on 1st December 1997. Buyers are advised to satisfy themselves as to the remaining lease term and any associated costs prior to proceeding.

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.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.







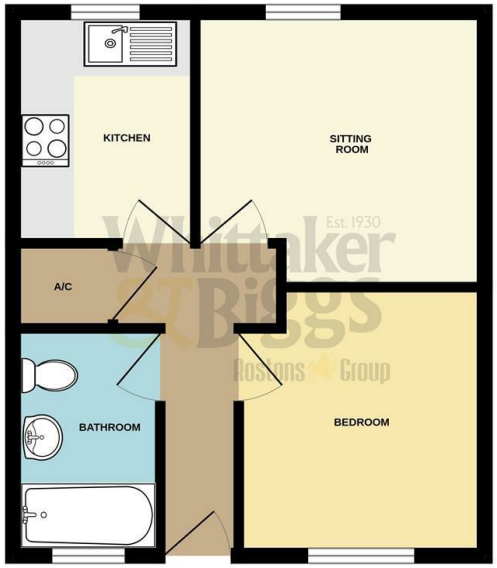




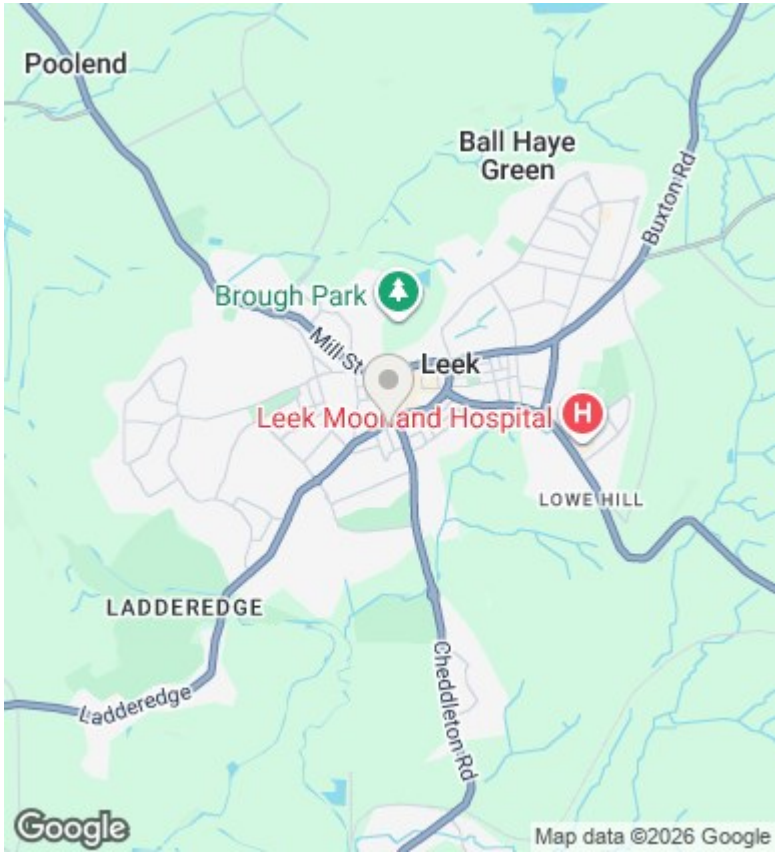




SECOND FLOOR



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 as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

A

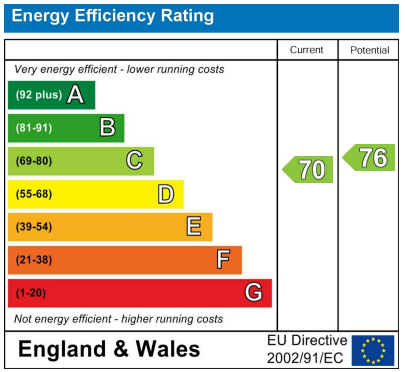


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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