

## Flat 2/4 Waterloo Mill, Waterloo Street, Leek, Staffordshire, ST13

Offers In The Region Of £120,000

- Selling with NO CHAIN!
- Bathroom and en-suite shower room
- Well maintained communal areas
- Second floor apartment located in a historical building
- Open plan living / dining/ kitchen
- Elevator for ease and convenience
- Two double bedrooms
- Original windows with secondary glazing
- Within walking distance of Leek market town

# Flat 2/4 Waterloo Mill, Leek ST13 8AT

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this second-floor apartment at Waterloo Mill, offering a unique blend of historical character and modern convenience. Set within a beautifully preserved building, this property is perfect for those seeking a home with a story to tell.

The apartment features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom and en-suite shower room ensure that comfort and privacy are easily accessible. The open-plan living, dining, and kitchen area creates a welcoming atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The original windows, enhanced with secondary glazing, not only preserve the building's character but also contribute to a warm and inviting ambience.

Residents will appreciate the well-maintained communal areas, which reflect the care and attention given to this historic property. For added convenience, an elevator is situated at the rear of the mill, making access to the apartment effortless.



Council Tax Band: B



## Ground Floor

### Communal Entrance

Wood door to the frontage, code keypad, post boxes.

## Second Floor

### Hallway

Wood fire door to the frontage, radiator, built in storage cupboard, inset ceiling spotlights.

### Bathroom

7'11" x 5'6"

Panel bath, chrome taps, electric Triton shower over, glass shower panel, pedestal wash hand basin, chrome taps, low level WC, radiator, loft hatch, inset ceiling spotlights, extractor fan.

### Living / Dining / Kitchen

24'11" x 14'4" max measurement

Two wood glazed windows with secondary double glazing to the rear, two radiators, intercom telephone, cupboard housing the Baxi combi boiler, kitchen units to the base and eye level, ceramic induction hob, Hotpoint electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer, tap space for an under counter fridge, space for an under counter freezer.

### Bedroom One

19'10" x 8'10" max measurement

Wood glazed window with secondary double glazing to the rear, radiator.

### En-suite

6'0" x 5'4"

Shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, radiator, loft hatch, inset ceiling spotlights.

### Bedroom Two

18'0" x 7'11" max measurement

Wood glazed window with secondary double glazing to the rear, radiator.

### Externally

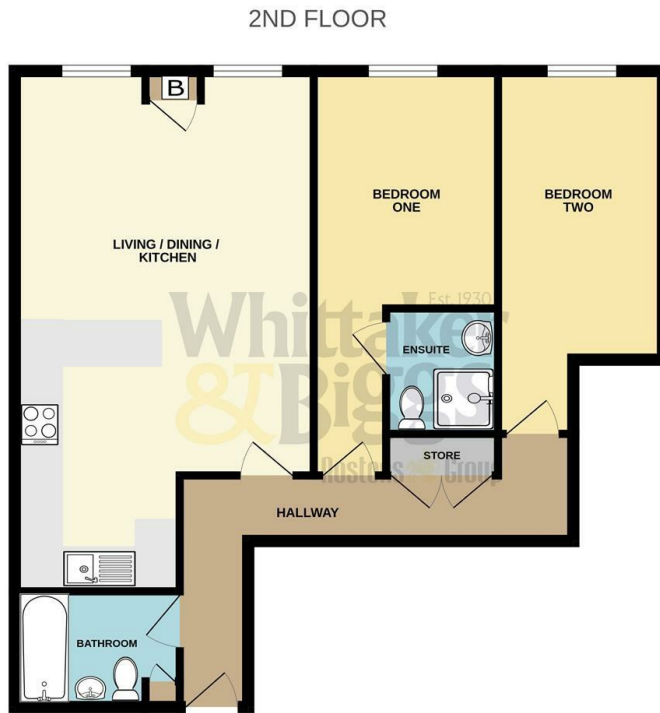
Two allocated parking spaces to the rear.

## AML REGULATIONS

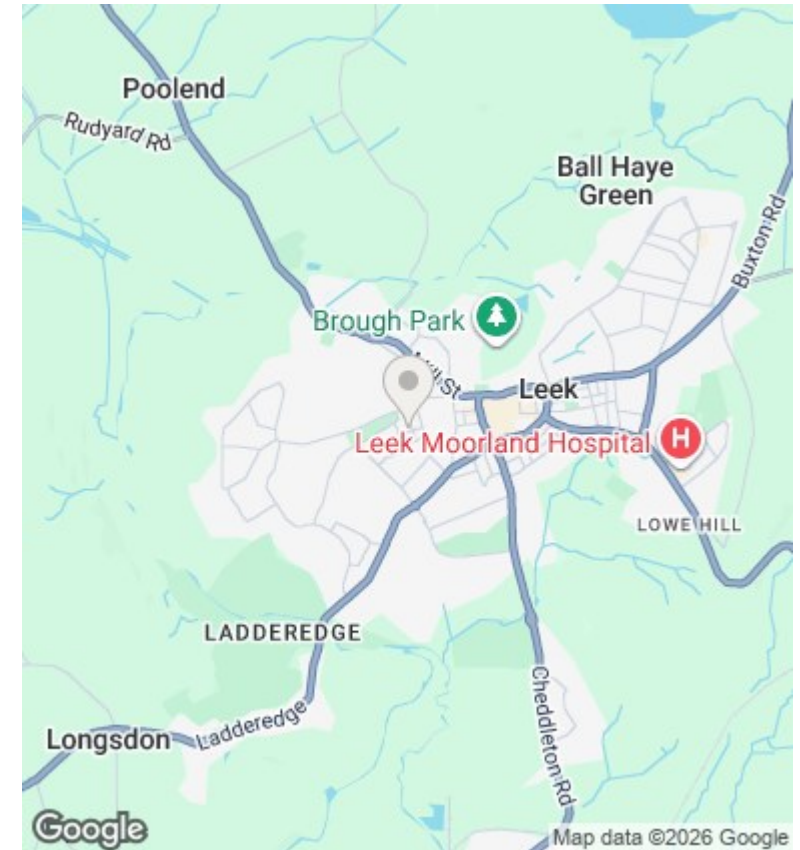
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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. Made with Metropix ©2026



## Directions

From our Derby Street, Leek, offices take the A53 Macclesfield Road, after passing the old church on the right hand side take the left hand fork into West Street. Follow this road for a short distance taking the second turning left into Picton Street then first right into Waterloo Street, follow this road for a short distance proceeding straight ahead at the crossroads where Waterloo Mill is then situated on the right hand side.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	