





Apartment 2, 52 Broad Street, Leek, Staffordshire, ST13 5NS

Price: £525

- First Floor Apartment
- Close to the town centre
- Spacious lounge & bedroom
- Fitted kitchen with oven & hob

- Bathroom with shower over bath
- Secure communal entrance
- Available late August 2024
- •

Daniel & Hulme, 66 Derby Street, Leek ST13 5AJ 01538 383339 |hello@danielhulme.co.uk | www.danielhulme.co.uk

Apartment 2, 52 Broad Street, Leek, Staffordshire, ST13 5NS

A spacious first floor apartment, located close to the town centre and within walking distance to all local amenities. Accesses via a communal secure lobby, stairs take you to the main entrance. The property offers a large light lounge, fitted kitchen, a double bedroom and a large bathroom with shower over the bath. All rooms are accessed from a spacious hall area, and the property benefits from uPVC double glazing. Strictly no pets. Available from late August 2024.

Description Secure Communal Hall: Stairs off to the first floor.

Private Hall:

Lounge: 13' 9'' x 11' 10'' (4.2m x 3.6m) A large spacious room with a feature window to the front elevation. Electric wall heater. Wall lights.

Kitchen: 12' 2" x 5' 11" (3.7m x 1.8m)

A range of wall and base units, with integrated single oven and four ring hob over. Inset stainless steel sink and plumbing for automatic washing machine. Space for fridge freezer. Electric wall heater. Window to the side elevation.

Bedroom: 13' 9'' x 10' 2'' (4.2m x 3.1m) Dual aspect windows to the side and front elevations. Electric wall heater.

Bathroom: 9' 2" x 8' 2" (2.8m x 2.5m)

A spacious bathroom with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash hand basin and a low level W.C. Laminate floor covering.

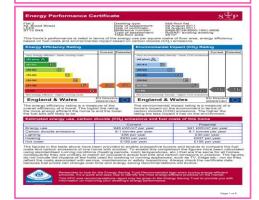
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, instructs and intings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You a to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular i to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services wi details does not imply that they are in full and efficient working order. These particulars in draft form awaiting Vendors confirmation of these details are been between be taken as a adule only and









Price £525