



St Edwards Hall, East Drive, Cheddleton, ST13 7FA.  
Offers in the Region Of £149,950

Whittaker Est. 1930  
& Biggs

# St Edwards Hall, East Drive, Cheddleton, ST13 7FA.

This two-bedroom first floor apartment is nestled within the stunning clock tower building, known as St Edwards Hall. The property boasts a 17ft open plan living/dining room, ensuite to bedroom one, well equipped kitchen, two allocated parking spaces and balcony providing stunning views. The property offers low maintenance living, with maintained communal areas and gardens, ideal for a lock up and leave situation, or buy to let investment.

You're welcomed into the property via a communal door with intercom system. The apartment is entered via the hallway, with cupboard housing the immersion heated tank. The living/dining room has ample room for living/dining furniture with access to the balcony. The kitchen has integrated appliances which include, dishwasher, fridge, freezer, washing machine, electric oven, hob with extractor above. Bedroom one has ensuite shower room, with a further bathroom off the hallway, which incorporates a panel bath, mixer tap, low level WC and pedestal wash hand basin.

Externally two allocated parking spaces, which are labelled 11 and 12, are located to the frontage. Communal gardens surround the building.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, low maintenance living, spacious layout and communal grounds.


## NOTE:

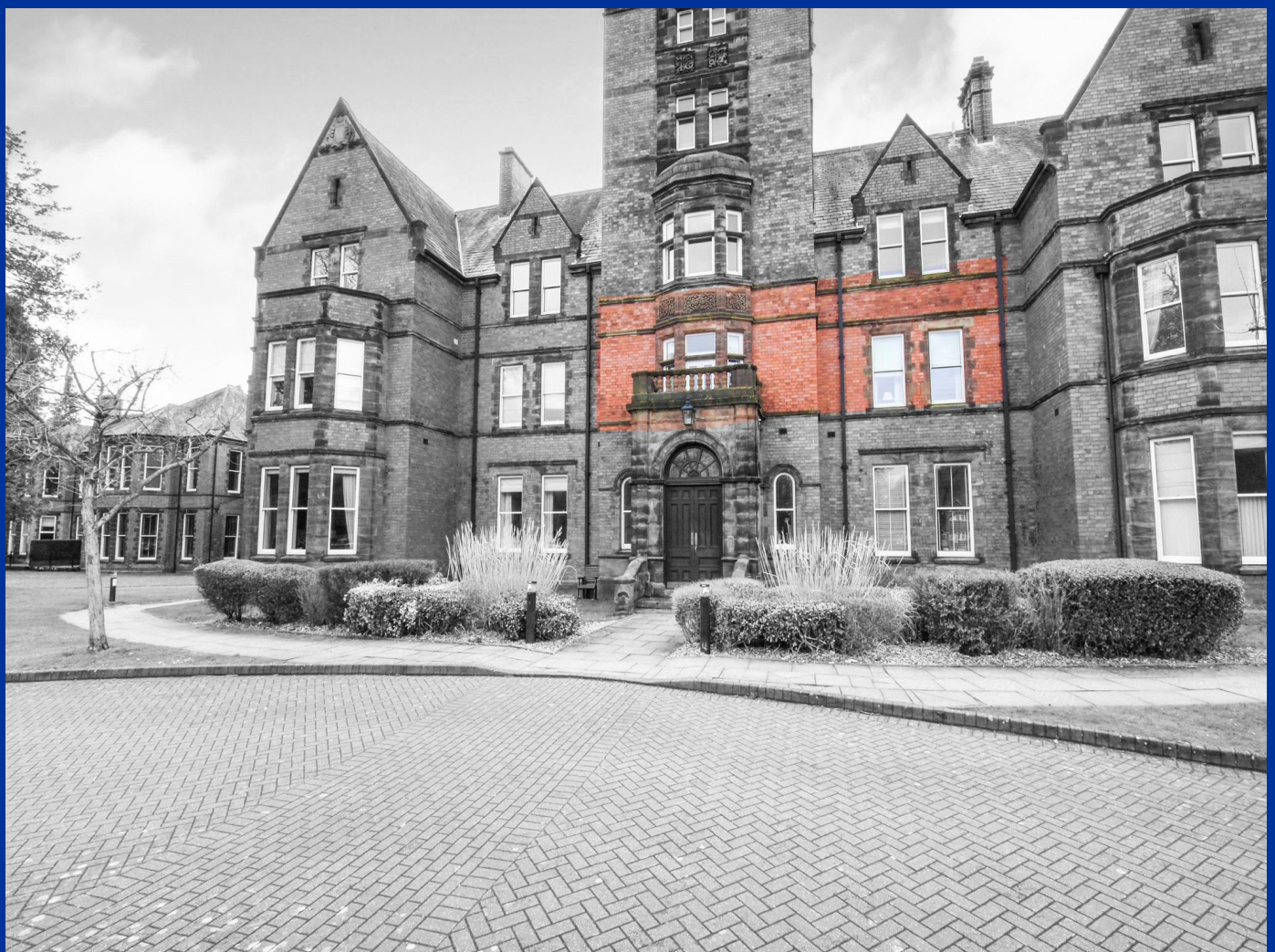
Service Charges - Period from (1/10/2023 - 31/3/2024) £1,641.37

Lease Term - 125 years from 1st July 2004

Ground Rent - £100 per annum

## Situation

St. Edwards Hall sits within the popular St. Edwards Park development which is situated within 140 acres of park and woodland providing various country walks along the canal and railway path. Cheddleton village is some 3 miles out of the market town of Leek and within easy commuting distance of Macclesfield, Congleton and the Motorway Network.  Local bus route is just on your doorstep.



### Entrance Hallway

Door to the communal area, intercom system, electric radiator, airing cupboard housing immersion heated tank.

### Living/Dining Room 17' 3" x 12' 9" (5.26m x 3.88m)

Wall lights, electric radiator, wood double glazed windows and patio doors to the front elevation onto the balcony.

### Kitchen 9' 1" x 6' 3" (2.76m x 1.91m)

Range of fitted units to the base and eye level, stainless steel sink with drainer, smeg electric oven, electric hob, smeg extractor, integral fridge/freezer, integral washing machine, integral slimline dishwasher, wood double glazed window to the rear.

### Bathroom 8' 11" x 6' 8" (2.71m x 2.03m) max measurements

Panel bath with chrome mixer tap and shower attachment, low level WC, pedestal wash hand basin, partly tiled, wood double glazed window to the rear, extractor fan, electric radiator.

### Bedroom One 10' 11" x 10' 2" (3.32m x 3.09m)

Wood double glazed sash window to the frontage, electric radiator, fitted wardrobes, access to the ensuite shower room.

### Ensuite 7' 7" x 4' 6" (2.30m x 1.36m)

Shower cubicle with electric fitment, low level WC, pedestal wash hand basin, partly tiled, electric shaver point.

### Bedroom Two 9' 11" x 8' 5" (3.01m x 2.56m)

Wood double glazed sash window to the front, electric radiator.

### Externally

Communal gardens, two allocated parking spaces (labelled 11 and 12).

### Communal Area

Intercom system, post box.



Note:  
Council Tax Band: B

EPC Rating: C

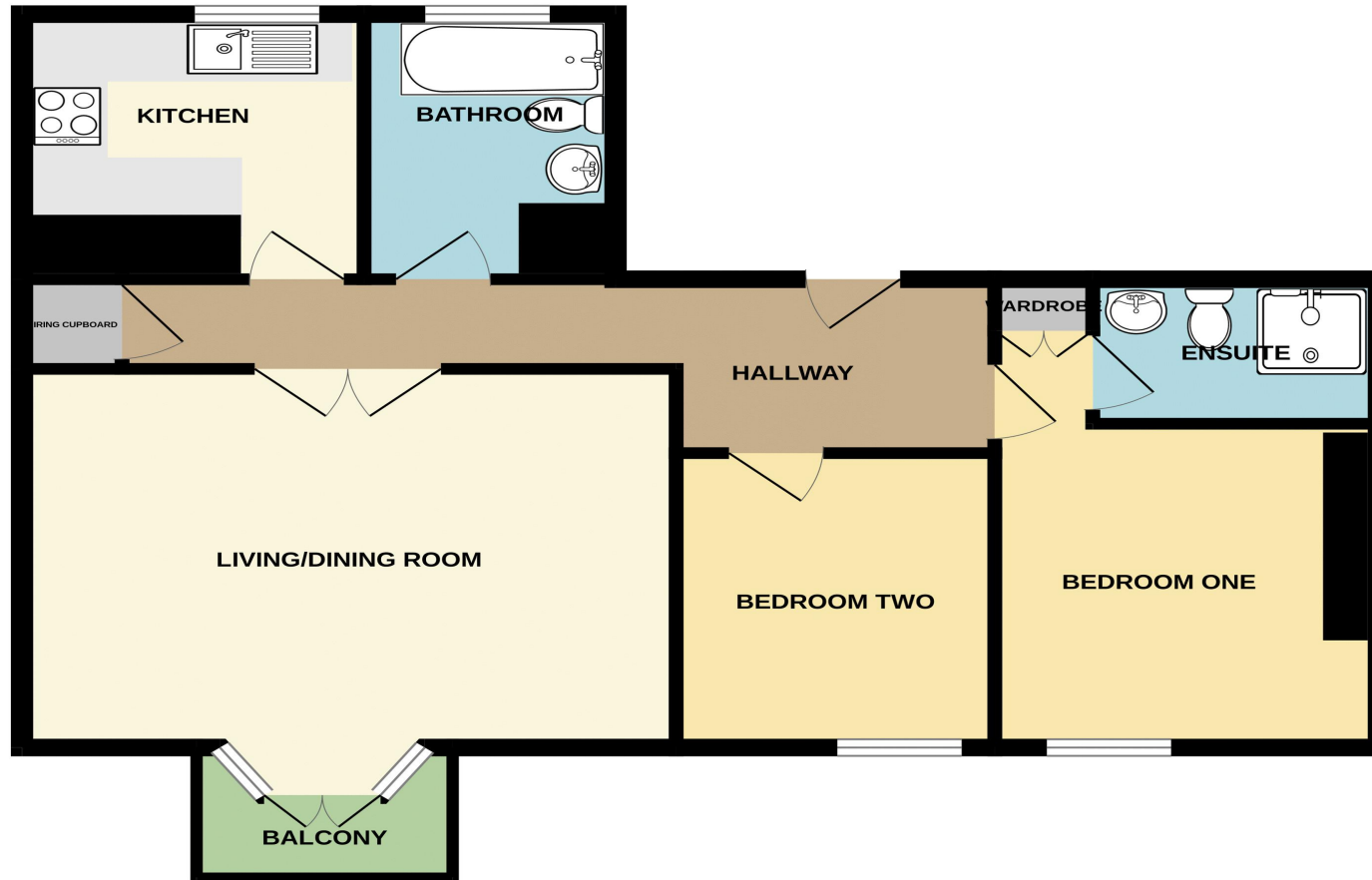
Tenure: believed to be Freehold







GROUND FLOOR



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road and at the traffic lights turn left on to the A520 Cheddleton Road, passing through the villages of Birchall and Leekbrook and proceed up the hill taking the first turning right into East Drive, follow this road for a short distance where St Edwards Hall is situated on the right hand side, set back from the road and approached over a block paved drive and parking area.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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