



**Denmark House
Willow Drive
Cheddleton
Leek
Staffordshire
ST13 7FG**

Offers in Excess of £117,000

bettermove

Willow Drive Leek

Bettermove are proud to present this 2 bedroom flat in Leek available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for 2 cars.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2004; the ground rent is £100pa and the service charge totals £125pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms, 1 en-suite and the family bathroom.

Located in the popular town of Leek, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A520, A53 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

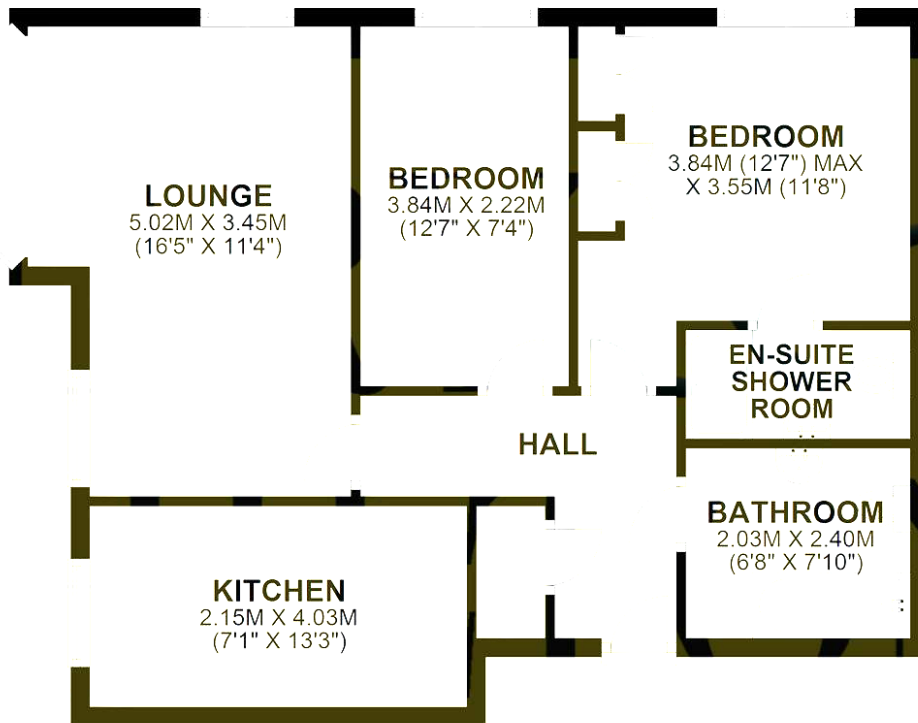
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR

APPROX. 62.2 SQ. METRES (669.3 SQ. FEET)



TOTAL AREA: APPROX. 62.2 SQ. METRES (669.3 SQ. FEET)

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



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