



Apartment 2, 49 Willow Drive, Leek, ST13 7FD

Asking price £165,000

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Located within the sought-after St. Edward's Park in Cheddleton, this attractive two-bedroom ground floor apartment forms part of the beautifully converted former St. Edward's Hospital (1894), redeveloped in 2005. Offering two double bedrooms, a modern bathroom, fitted kitchen, and a spacious high-ceiling lounge with sash windows, the property blends period charm with contemporary comfort.

Denise White Estate Agent Comments

Set within the prestigious St. Edward's Park development in Cheddleton, this beautifully presented two-bedroom ground floor apartment forms part of the historic former St. Edward's Hospital, originally constructed in 1894 and thoughtfully redeveloped in 2005. The redevelopment carefully preserved the building's striking Victorian character while introducing the modern comforts expected of contemporary living.

Accessed by its own front doorway to a welcoming entrance hallway, the apartment is immediately filled with natural light, enhanced by a charming sash window that reflects the property's heritage.

The kitchen is well laid out and perfectly positioned for day-to-day use with modern cabinetry. To the rear of the apartment, the standout feature is the impressive lounge – a spacious, light-filled room boasting high ceilings and two elegant sash windows that create a wonderful sense of volume and character. The combination of height, light, and period detailing gives this room a particularly warm and inviting atmosphere.

There are two well-proportioned double bedrooms and a stylish family bathroom featuring walk in shower, offering comfortable and practical single storey living.

Externally, the property benefits from two allocated parking spaces.

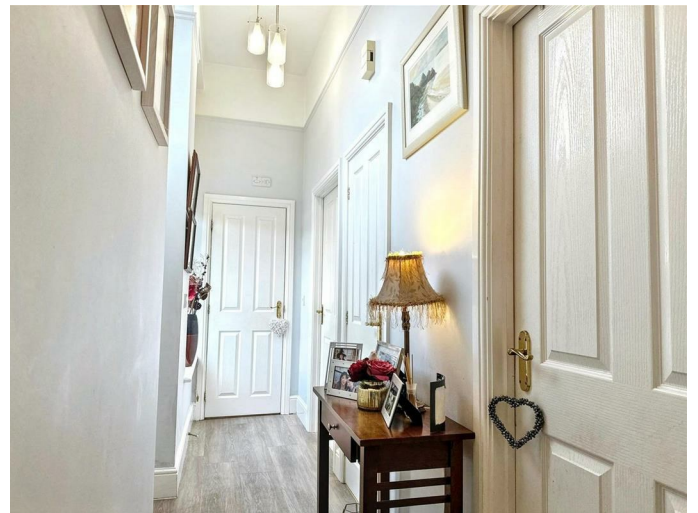
Blending Victorian charm with modern convenience, this apartment offers a unique opportunity to enjoy character living within a sought-after and historic parkland setting.

Location

The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes.

The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hallway



Laminate flooring. Programmable electric heaters. Storage cupboard housing boiler. Ceiling light.

Lounge

15'10" x 11'6" (4.83 x 3.51)



Laminate flooring. Programmable electric heater.

Two wooden sash windows to the rear aspect.
Ceiling light.

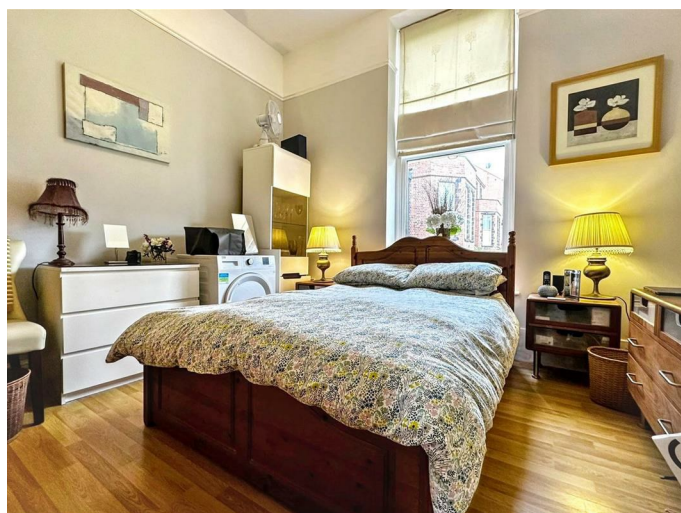
Kitchen



Fitted with a range of wall and base units.
Integrated fridge freezer. Electric hob. Integrated
oven. Sink unit. Wooden Sash window to the front
aspect. Ceiling light.

Bedroom One

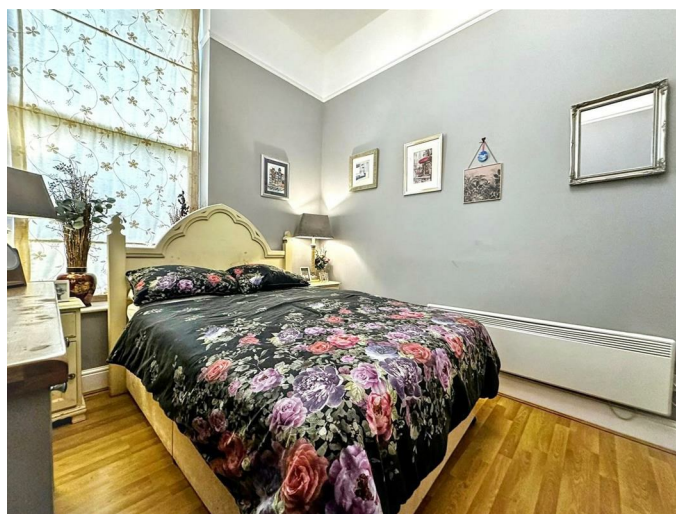
13'9" x 11'11" (4.20 x 3.64)



Laminate flooring. Programmable electric heater.
Fitted wardrobes. Wooden sash window to the rear
aspect. Ceiling light.

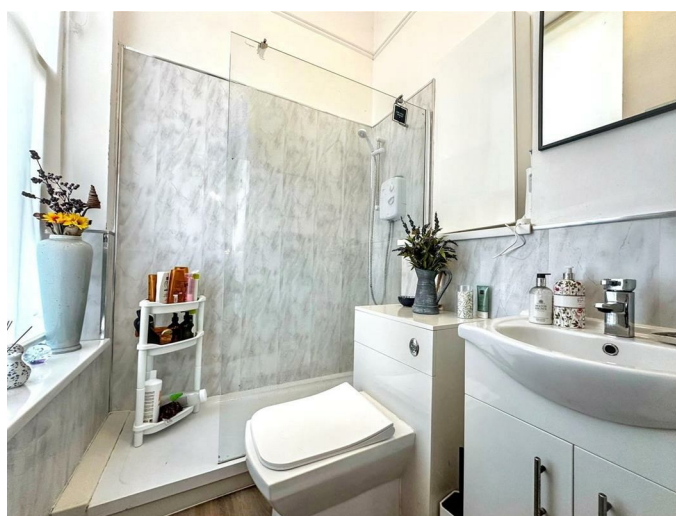
Bedroom Two

13'9" x 8'7" (4.20 x 2.64)



Laminate flooring. Programmable electric heater.
Wooden sash window to the rear aspect. Ceiling
light.

Bathroom



Laminate flooring. Programmable electric heater.
Wash hand basin. WC. Shower cubicle. Electric
shower. Ceiling light.

Agent Notes

Tenure: Leasehold - Share of Freehold
The lease was purchased by 5 properties out of 7. It
is the intention to grant 999 year leases to all 5
properties
Annual Service Charge for 2025/26 - £1,968.00
Services: All mains services connected except gas
Council Tax: Staffordshire Moorlands Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom

based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

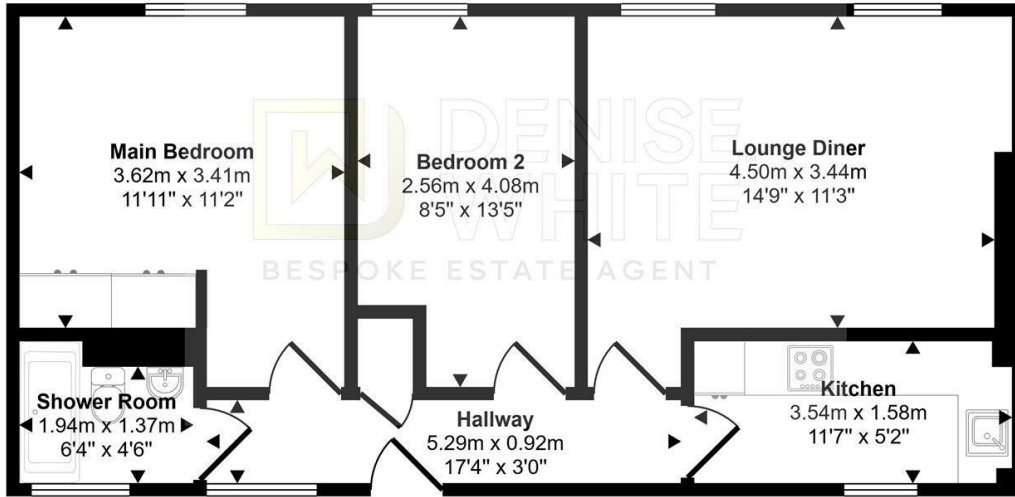
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

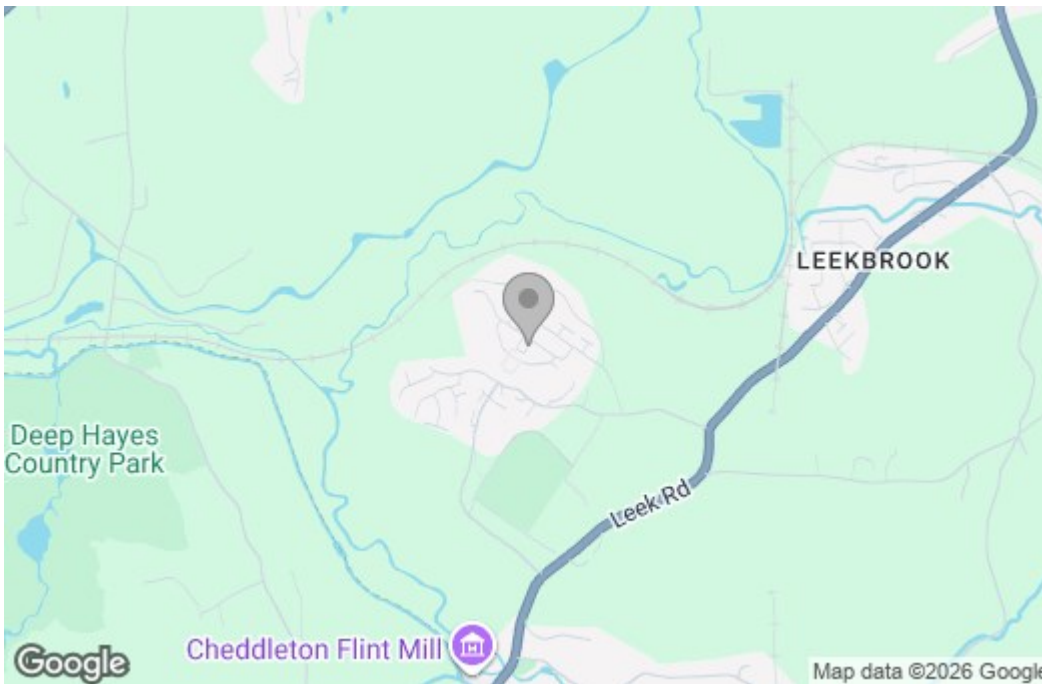
Approx Gross Internal Area
58 sq m / 621 sq ft



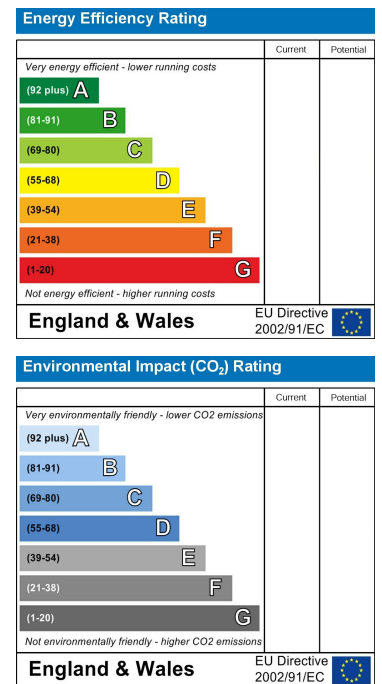
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.