



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Kiln Lane, Leek, Staffordshire, ST13 8LQ**

**Offers in the  
region of £35,000**

\* ONE BEDROOM MAISONETTE \* CENTRALLY LOCATED

\* IDEAL INVESTOR OPPORTUNITY \* CASH PURCHASE ONLY

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Kiln Lane, Leek, Staffordshire, ST13 8LQ

## ACCOMMODATION

### DESCRIPTION

INVESTOR OPPORTUNITY ... CASH BUYER ONLY ... A one bedroom Maisonette situated within walking distance of Leek town centre with all its amenities and within easy access to the Staffordshire Moorlands countryside it also has the additional benefit of being within easy travelling distance to Macclesfield and commutable to Manchester. The accommodation comprises: Lounge, kitchen, bathroom and to the first floor a bedroom, externally there is a yard area.

### GROUND FLOOR

#### LOUNGE 15'1" x 10'5" (4.6m x 3.2m)

Ceiling light point, uPVC double glazed window,



#### KITCHEN 12'5" x 7'10" (3.8m x 2.4m)

Wall and base units, worktops, built in oven, hob and extractor, sink and drainer with mixer tap. Ceiling light point, electric wall heater uPVC double glazed window



#### SHOWER ROOM 11'1" x 3'7" (3.4m x 1.1m)

Fitted with a three piece shower suite comprises: Shower enclosure, wash hand basin, low level w.c. Ceiling light point, part wall tiled, tiled floor, heated towel rail, uPVC double glazed window



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## FIRST FLOOR

### BERDOOM 11'1" x 8'10" (3.4m x 2.7m)

Ceiling light point, electric wall heater, uPVC double glazed window



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## GENERAL INFORMATION

Services

We believe all are available.

Tenure

Leasehold - 999 Year lease from 1991

Ground Rent - nil

Service Charge - quarter of cost for upkeep and maintenance

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone  
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

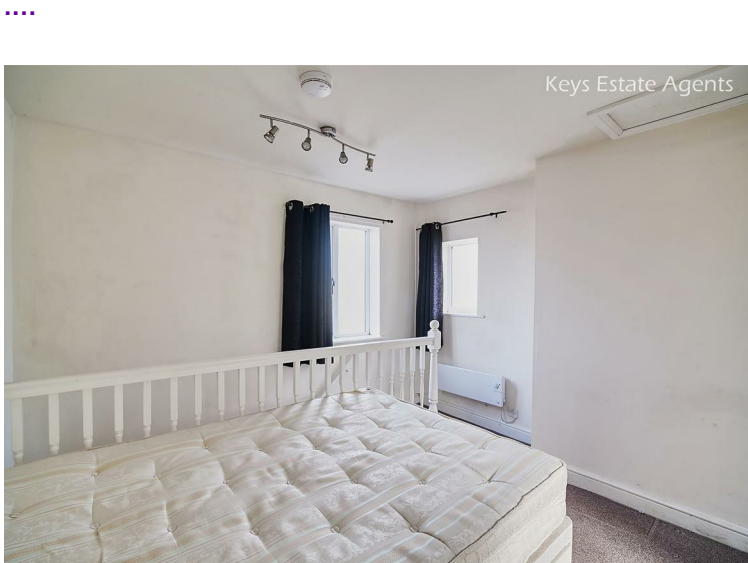
Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP**



## EXTERNALLY

Paved rear yard area

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REPAYMENTS ON A MORTGAGE OR OTHER LOANS  
SECURED ON IT. Full written quotations available on request. A  
suitable life policy may be required. Loans subject to status.  
Minimum age 18.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

**YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**  
Written quotations of credit terms available on request. A life assurance policy may be required