Whittaker & Biggs Est. 1930
Rostons Group







65 Chillington Way, Stoke-On-Trent, ST6 8GJ

Offers In The Region Of £90,000

- No onward chain – ready for a smooth and straightforward purchase
- Contemporary fitted kitchen with modern finishes
- Beautifully presented throughout, ideal for first-time buyers, professionals, or investors
- Early viewing highly recommended to fully appreciate all this apartment has to offer
- First-floor apartment in a sought-after residential location
- Stylish modern bathroom with quality fixtures and fittings
- Communal car park with one allocated parking space plus additional visitor parking
- Two well-proportioned bedrooms offering comfortable living space
- French doors with a Juliette balcony to Bedroom Two, allowing plenty of natural light
- Well-maintained development in a desirable residential setting

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this charming first-floor apartment located on Chillington Way in the desirable Norton Heights area. This beautifully presented property, built in 2006, offers a comfortable living space of 579 square feet, making it an ideal choice for first-time buyers, couples, or those seeking a low-maintenance home.

As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two spacious bedrooms, with Bedroom Two boasting delightful French doors that open onto a Juliette balcony, allowing for an abundance of natural light and a lovely view of the surrounding area.

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Council Tax Band: B





Ground Floor

Communal Entrance
Wood double glazed door to the frontage, stairs to the first floor, sensor lighting.

First Floor

Hall
15'3" x 3'7"
Wood door to the side aspect, electric radiator, storage cupboard.

Sitting / Dining Room
14'10" x 11'10"
UPVC double glazed window to the frontage, electric wall mounted fire.

Kitchen
9'8" x 6'1"
UPVC double-glazed window to the rear, base units, Lamona ceramic hob, Lamona electric fan assisted oven, extractor hood, composite sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, chrome ladder radiator, extractor fan.

Bathroom
6'2" x 6'0"
UPVC double glazed window to the rear, P-shaped bath, chrome mixer tap, shower over, chrome fitments, rainfall showerhead, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, extractor fan, shaver point.

Bedroom One
10'9" x 10'2"
UPVC double glazed window to the frontage, electric radiator.

Bedroom Two
10'1" x 6'11"
South West facing UPVC double glazed French doors with Juliet balcony to the rear, electric radiator, airing cupboard housing the Tribune water tank.

Externally
Communal carpark with one allocated space and additional visitor spaces.

LEASEHOLD
155 years from 01/03/2004
133 years remaining
Annual Ground Rent - £130 for the period 01/01/2026 - 31/12/026
Annual Service charge - £2085.60 for the period 01/03/2026 - 28/02/2027

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

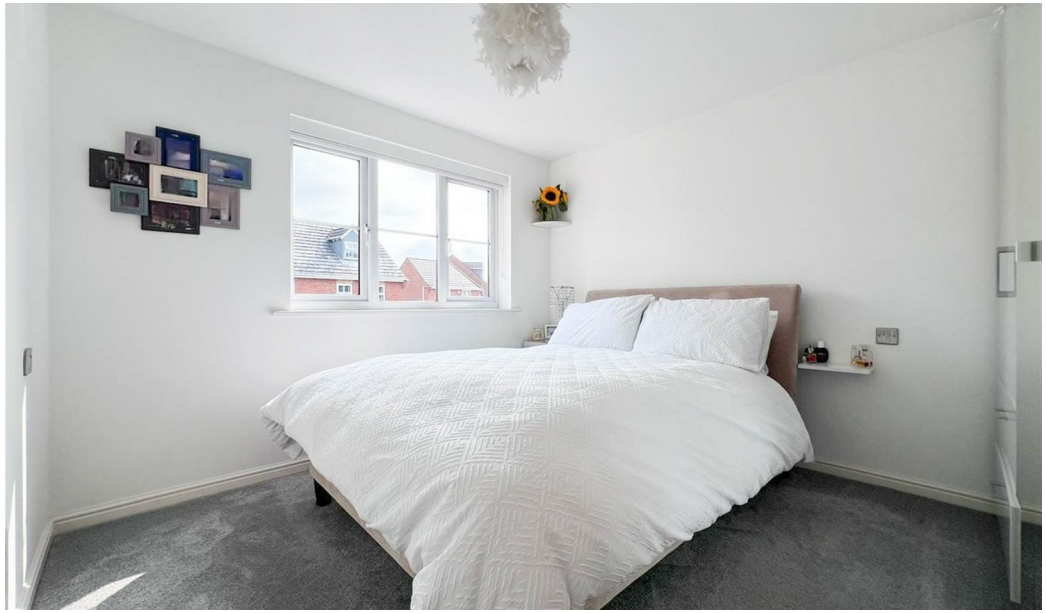


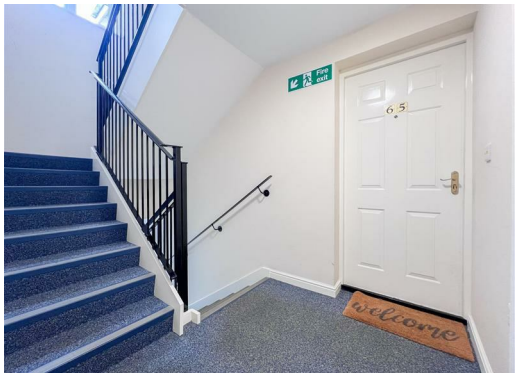

HAVE A SEAT


HAVE A SEAT








Fire exit
welcome


Fire exit

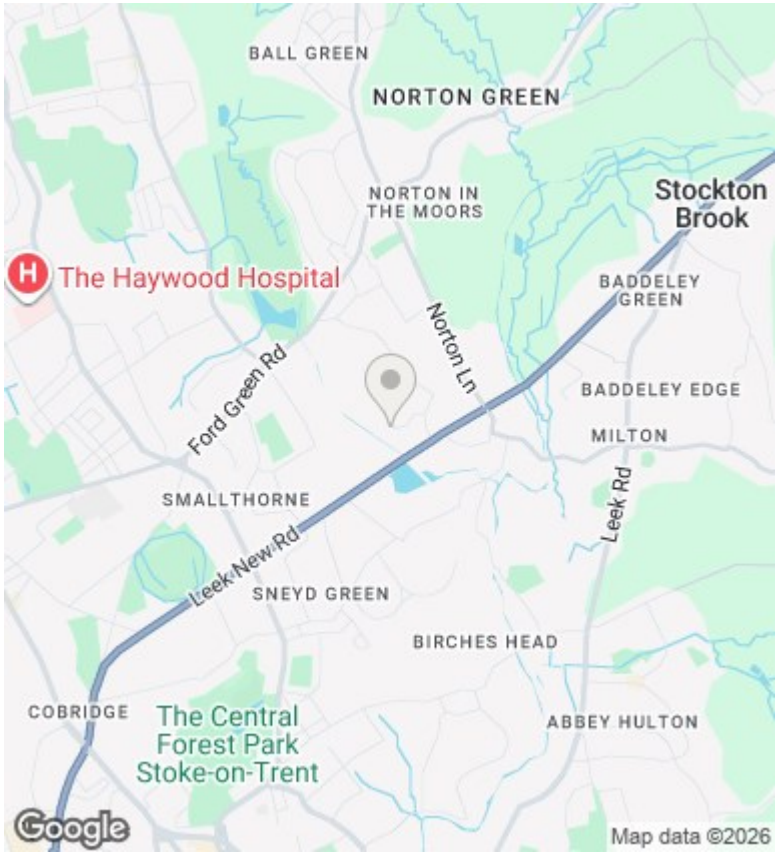


FIRST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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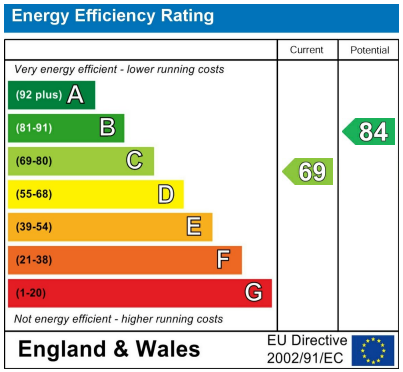
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

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