



9 Wellington Court, Leek, ST13 5ER

Offers In The Region Of £149,950

- Selling with no onward chain
- Over 55's development with 24 hour care line
- Spacious 2-bedroom bungalow with accessible wet room
- Allocated wide parking space, suitable for wheelchair users
- South-west facing rear garden, ideal for enjoying the afternoon and evening sun
- Access to communal lounge and kitchen facilities
- Level-access accommodation designed with accessibility in mind
- Communal laundry room available for residents
- A well-positioned home offering independent living with the benefit of communal facilities
- Within walking distance of Leek market town, local amenities and transport links

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this charming bungalow located in the desirable Wellington Court, Leek. This property is specifically designed for those aged over 55, offering a blend of independent living and community spirit.

The bungalow features two comfortable bedrooms, ideal for relaxation or accommodating guests. The well-appointed reception room provides a welcoming space for entertaining or unwinding after a long day. The property also includes a thoughtfully designed wet room, ensuring convenience and accessibility for all residents.

One of the standout features of this development is the access to communal facilities, including a lounge and kitchen, where residents can socialise and enjoy shared meals. Additionally, a communal laundry room is available, enhancing the ease of daily living. The level-access accommodation is particularly beneficial for



Council Tax Band: A



Hall

UPVC double glazed door to the frontage, loft hatch, radiator.

Kitchen

12'7" x 7'1"

UPVC double glazed window to the frontage, units to the base and eye level, Cooke & Lewis four ring gas hob, Hygena electric fan-assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, gas-fired wall-mounted Baxi combi boiler, radiator, extractor fan, tiled floor.

Sitting Room

15'4" x 10'6"

UPVC double-glazed French doors with sidelight windows to the rear, electric fire, marble hearth and surround, wood mantel, radiator.

Wet Room

8'7" x 4'11"

Electric Triton shower, pedestal wash hand basin, chrome taps, low-level WC, radiator, extractor fan.

Bedroom One

11'1" x 8'3"

UPVC double glazed window to the rear, radiator.

Bedroom Two

8'3" x 7'10"

UPVC double glazed window to the frontage, radiator.

Loft

Part boarded, pull-down-ladder.

Externally

To the frontage, allocated parking space.

To the rear, area laid to lawn, wall and fence boundary, timber shed.

Communal Areas

Communal lounge, kitchen and laundry room located within Wellington Mill.

LEASEHOLD

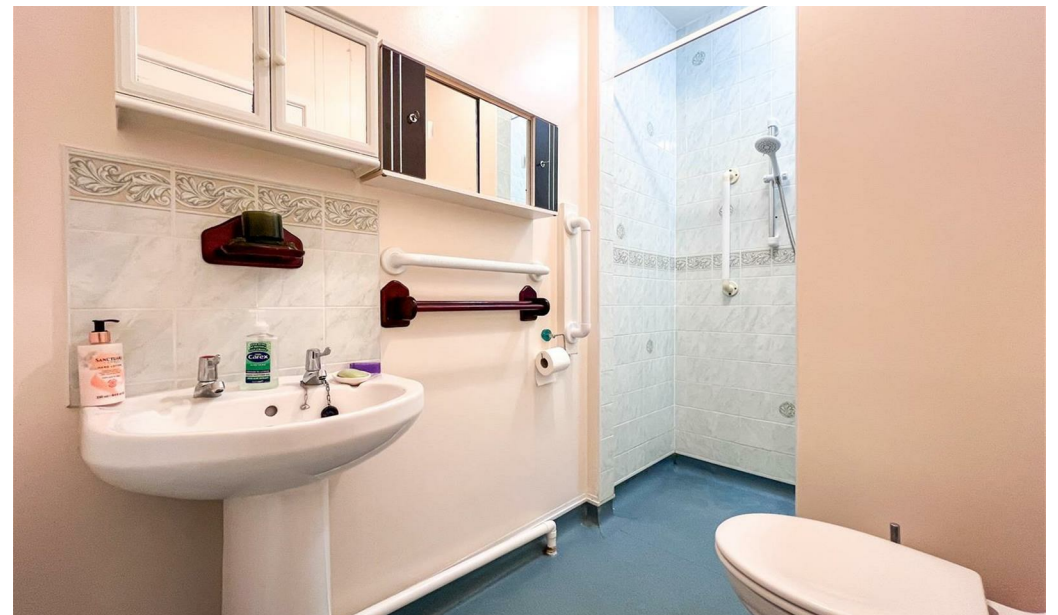
150 years from 01/12/1999.

Service charge £220 per month as of September 2026 (subject to change).

Covers 24 hour care line, insurance, external maintenance and the use of the facilities within Wellington Mill.

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.







GROUND FLOOR

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 misstatement. This plan is for guidance 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

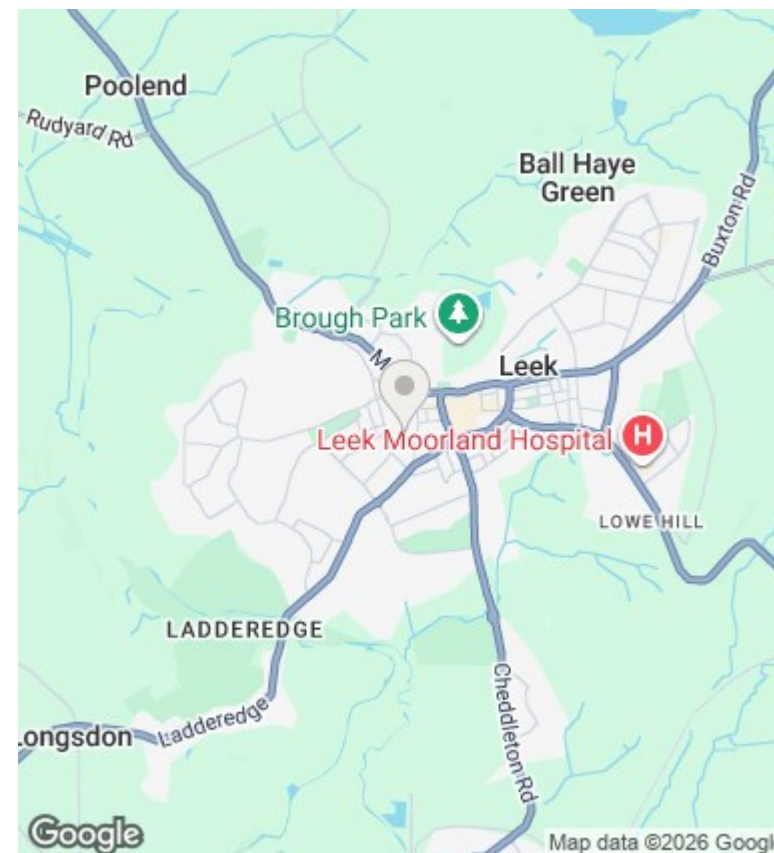
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC