



44A Bath Road  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

44A Bath Road  
Buxton  
Derbyshire, SK17 6HJ



\*\*A recently converted and renovated first floor one bedroomed apartment\*\*

\*\*Finished to a high standard with high quality kitchen and bathroom\*\*

\*\* Recently painted throughout\*\*

\*\*Available NOW\*\*

\*\*Close to town and all amenities\*\*

PCM  
£800 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

**Communal Entrance Hallway**

For Flat 44a and 44b only. Stairs leading to first floor with entrance leading to:

**Private Entrance- Hallway/ Office Space**

Central heating radiator. Power points. Doors off.

**Open Plan Lounge/ Kitchen**

Fitted with amodern range of grey gloss fronted base and eye level units with drawers and fitted square edged working surfaces. Matching splash back boarding. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Integrated fridge freezer, washing machine and slimline dishwasher. Integrated four ring ceramic hob and oven with extractor hood over and glass effect splash back. Upvc double glazed sash window to front with further window. Two central heating radiators. Slate effect lino flooring. Cupboard housing the electricity fuse board and meter.

**Bedroom**

Upvc double glazed sash window to rear. Central heating radiator.

**Inner Hallway**

With wall mounted 'Alpha' gas combination boiler. Slate effect lino flooring.

**Bathroom**

Modern fitted three piece white suite to comprise: panelled bath with shower head mixer tap and fitted bi-fold shower screen. Vanity wash hand basin and dual flush wc. Mermaid boarding to the walls. Wall mounted heated towel rail. Obscure glazed Upvc sash window to side. Slate effect lino flooring.

EPC b

HPBC- BAND a

Viewings- By prior appointment through the Agents.

Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Guarantor - In the event of a guarantor being required, an additional application form will be required to filled out

Proof Of Id - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK

**Agents Notes**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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