



**GASCOIGNE
HALMAN**

Turner Road, Buxton
Asking Price £132,000

THE AREA'S LEADING ESTATE AGENCY



A well presented modern apartment in a cul de sac location on a popular development towards the edge of the town. The apartment is located on the first floor of this well maintained block of similar properties. These apartments are ideal for first time buyers, investors, down sizers and make a great lock up and leave holiday home. There are two well proportioned bedrooms served by a modern bathroom and an open plan lounge dining room opening into the fitted kitchen. The property is warmed via gas central heating and is fully double glazed, helping the property achieve an EPC rating of C.

The apartment is ideally located with excellent road links into Buxton Town Centre as well as being convenient for access to Macclesfield over The Cat and Fiddle and over to Leek. There are a number of footpaths nearby to explore the surrounding countryside.

Property details

- Two Bedroom Modern Apartment
- Communal Gardens
- Allocated and Visitor Parking
- First Floor
- Cul de Sac Location



About this property

In a little more detail, the accommodation on offer comprises a communal entrance hall with staircase leading to the first floor. Inside the apartment is an entrance hallway with intercom and useful storage cupboard, bedroom two looking out to the front, the family bathroom complete with modern three piece suite comprising WC, wash basin, bath with shower over and glass scree, attractive fully tiled walls and heated towel rail. The master bedroom looks out to the rear and has fitted wardrobes. The living area has a lounge dining room with double glazed window to the front and opening into the kitchen with a range of fitted wall and base units, inset stainless steel sink and drainer, integrated oven and hob with extractor hood above and space for white goods.

Externally there is a small communal garden area and parking area with one allocated parking space and visitor spaces.





DIRECTIONS

SK17 6WH

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

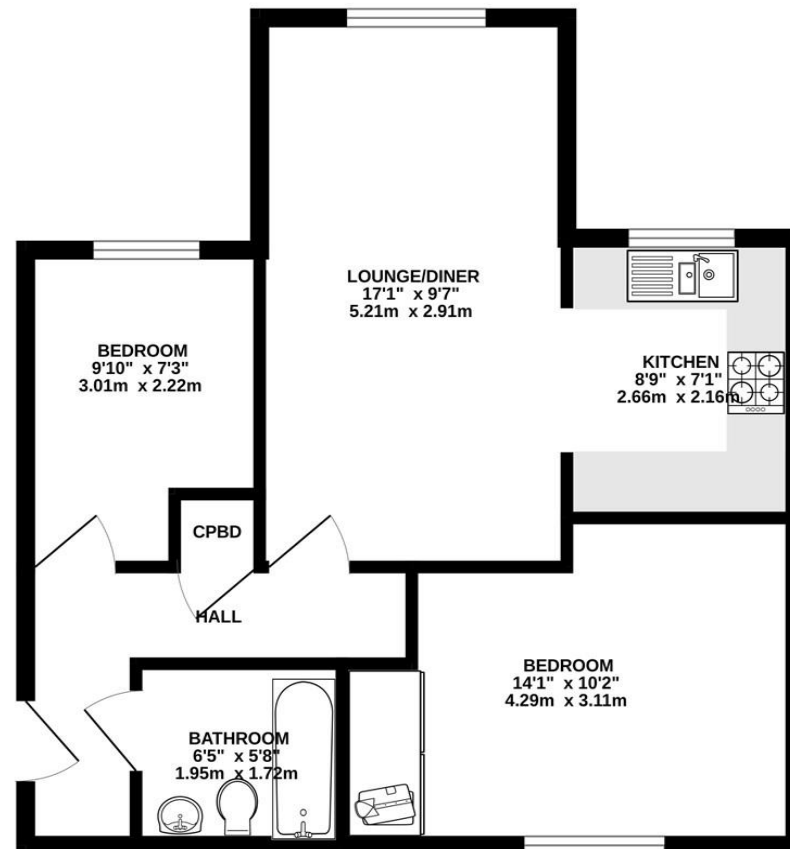
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 in good faith and are believed to be correct but any intending purchasers or tenants 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP