



9 Water Street, Bakewell, Derbyshire, DE45 1EW



# 9 Water Street

Asking Price

## £260,000

Centrally Positioned

A charming three bedroom duplex apartment with a private entrance door, centrally positioned in the historic market town of Bakewell within easy walking distance of the excellent range of shops, cafes, leisure facilities and restaurants as well as many local walks and cycle trails.

Situated in a pedestrianised street within Bakewell's Conservation Area and with views across the town. The accommodation is immaculately presented and offers a particularly convenient lifestyle within a popular setting in the Peak District National Park.

With gas central heating and double glazing the accommodation is immaculately presented comprising:

Ground floor: entrance lobby,

First Floor: inner hallway, WC, a dining/sitting room with views across the town and a fitted kitchen.

Second floor, three bedrooms and a bathroom.

Rented parking space.

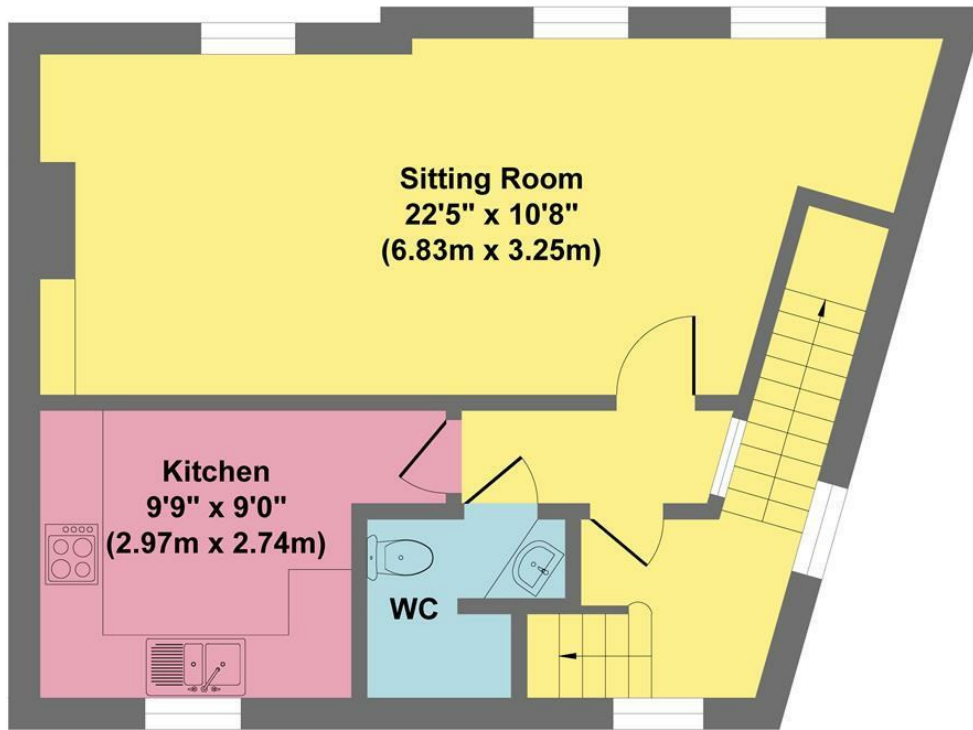
No Upward Chain.

- Centrally Positioned
- Private Entrance Door
- Views Across Town
- Easy Reach Of Shops & Amenities
- Ideal Main Home Or Investment Property
- Well Presented
- Majority Of The Contents By Separate Negotiation
- No Upward Chain
- EPC: Rating C
- Rented parking space

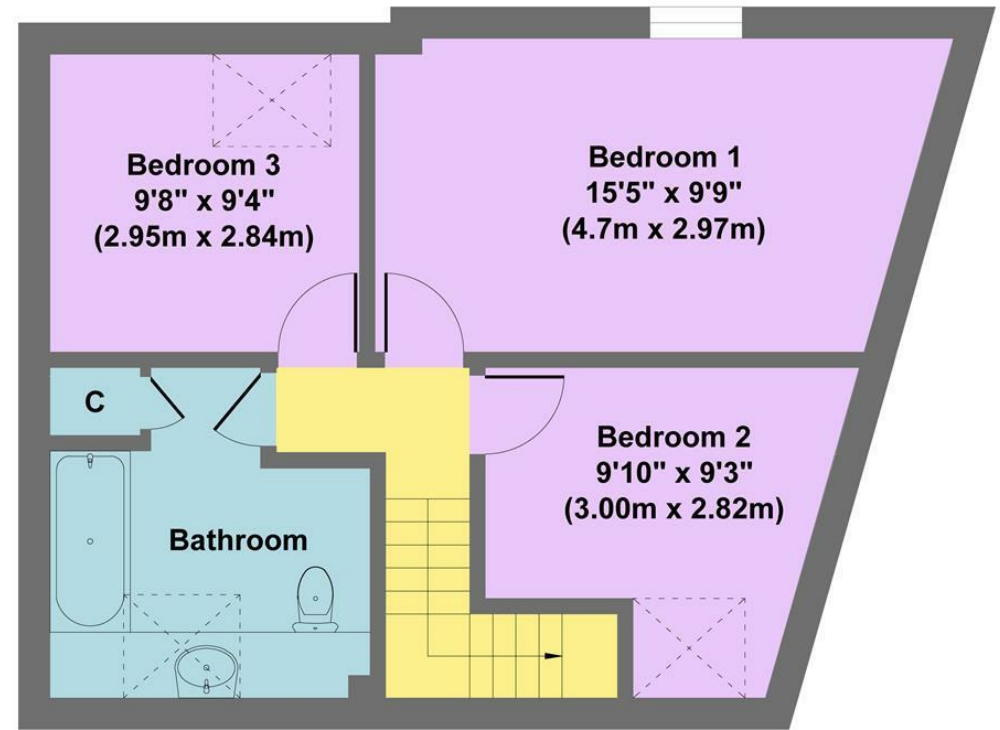




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**Level 1**  
**Approximate Floor Area**  
**517 sq.ft**  
**(48.02 sq.m.)**



**Level 2**  
**Approximate Floor Area**  
**517 sq.ft**  
**(48.02 sq.m.)**

**Approx. Gross Internal Floor Area 1034 sq.ft / 96.04 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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