



Flat 2, Regency House Buxton Road, Bakewell, Derbyshire, DE45 1BZ

Saxton Mee

# Regency House Buxton Road

Offers Around

## £275,000

An immaculately presented two double bedroom ground floor apartment, situated within an impressive Grade II Listed three-storey Georgian Townhouse with communal garden. Centrally positioned in the historic market town of Bakewell close to the excellent range of shops, cafes, leisure facilities and restaurants.

The Chatsworth Country Estate, Haddon Hall and many pretty Peak District villages are a stones throw away along with many walks and cycle trails.

The property has been run as a successful holiday let with contents with separate negotiation but is also ideal as a main home.

The accommodation with sash windows and the original shutters comprises: a communal entrance hall. A cosy sitting room with a feature stove, a fitted dining kitchen with integrated appliances and a door leading to the rear. Two double bedrooms and a bathroom.

Exterior: stone steps ascend to a n elevated communal garden enjoying rooftop views across the town.

There is 87 years left on the lease. Please note that each flat owner / leaseholder has a 1/6th share in the Management Company which owns the freehold. Leases can be extended. The Service Charge is £500 per annum which includes ground rent of £50 and also block insurance, gardening, window cleaning etc.

All six flats have consent to sublet as Holiday Lets and Buy To Lets.

Eligible for a residents parking permit.

No Upward chain.

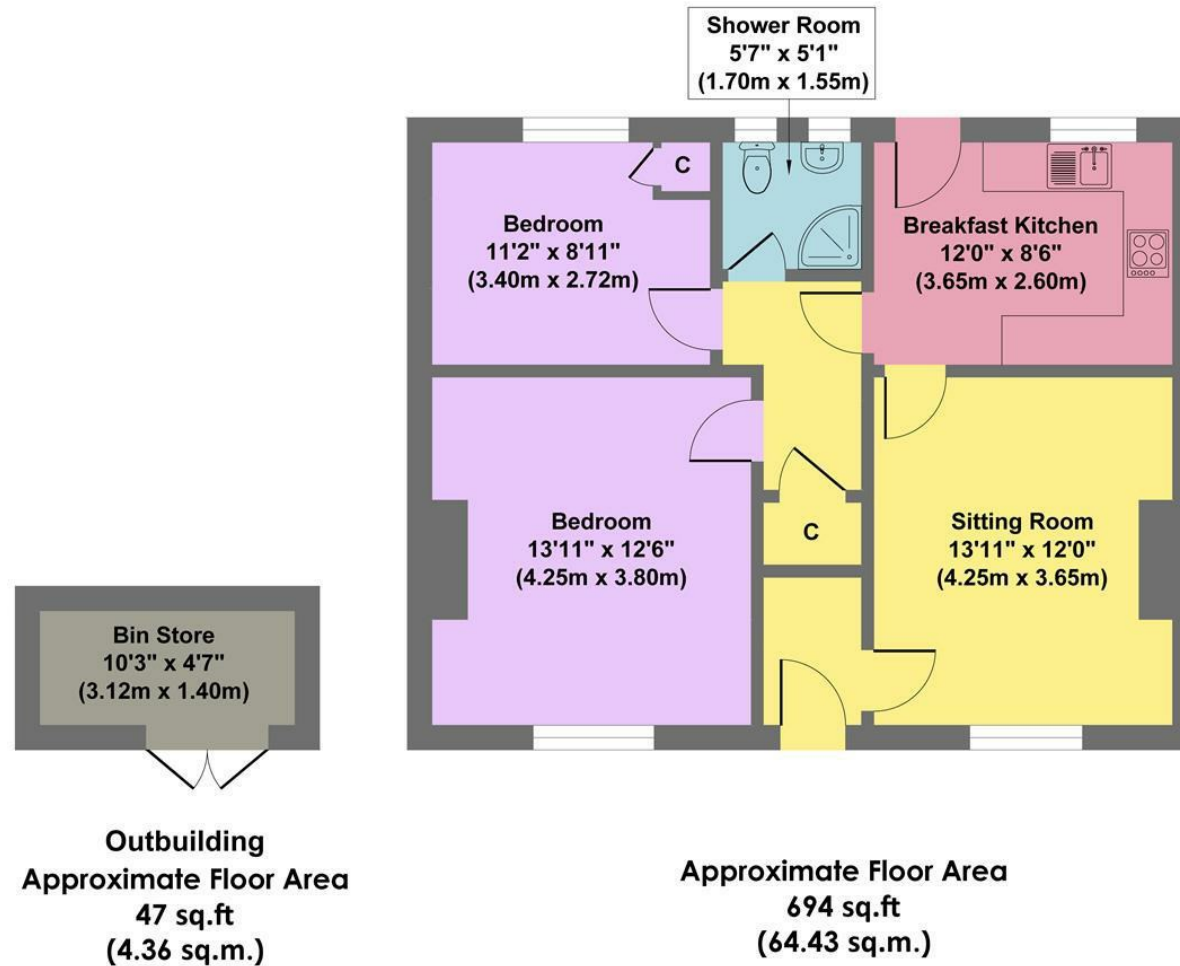


- Centrally Positioned
- Currently Run As A Successful Holiday Let
- Contents By Separate Negotiation
- Level Walking Distance to Town
- Close To Excellent Shops & Amenities
- Residents Committee With a Share Of The Freehold
- Eligible For A Residents Parking Permit
- Communal Rear Garden
- Grade II Listed
- Viewings: Bakewell Office





## 2 Regency House



**Approx. Gross Internal Floor Area 741 sq.ft / 68.79 sq.m**

Illustration for identification puposes 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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