Flat 2 Phoenix Building Litton Mill, Derbyshire, SK17 8SW

Saxton Mee

Flat 2 Phoenix Building

Offers In The Region Of

£325,000

In a stunning riverside location, this substantial two double-bedroom, second-floor apartment is part of the beautifully converted historic Litton Mill. Surrounded by picturesque woodland and bordered by the peaceful waters of Millers Dale, this unique property provides direct access to numerous walking and cycling trails, along with a traditional country inn nearby. The apartment is accessed via both lift and stairs from a secure communal entrance hall, complete with a security intercom system.

The property is ideally situated for outdoor enthusiasts, with the charming towns of Bakewell and Buxton just a short drive away, offering a wealth of shops, amenities and leisure facilities. Many of the surrounding villages further enhance the area's appeal, making it a perfect home for those seeking both tranquility and convenience.

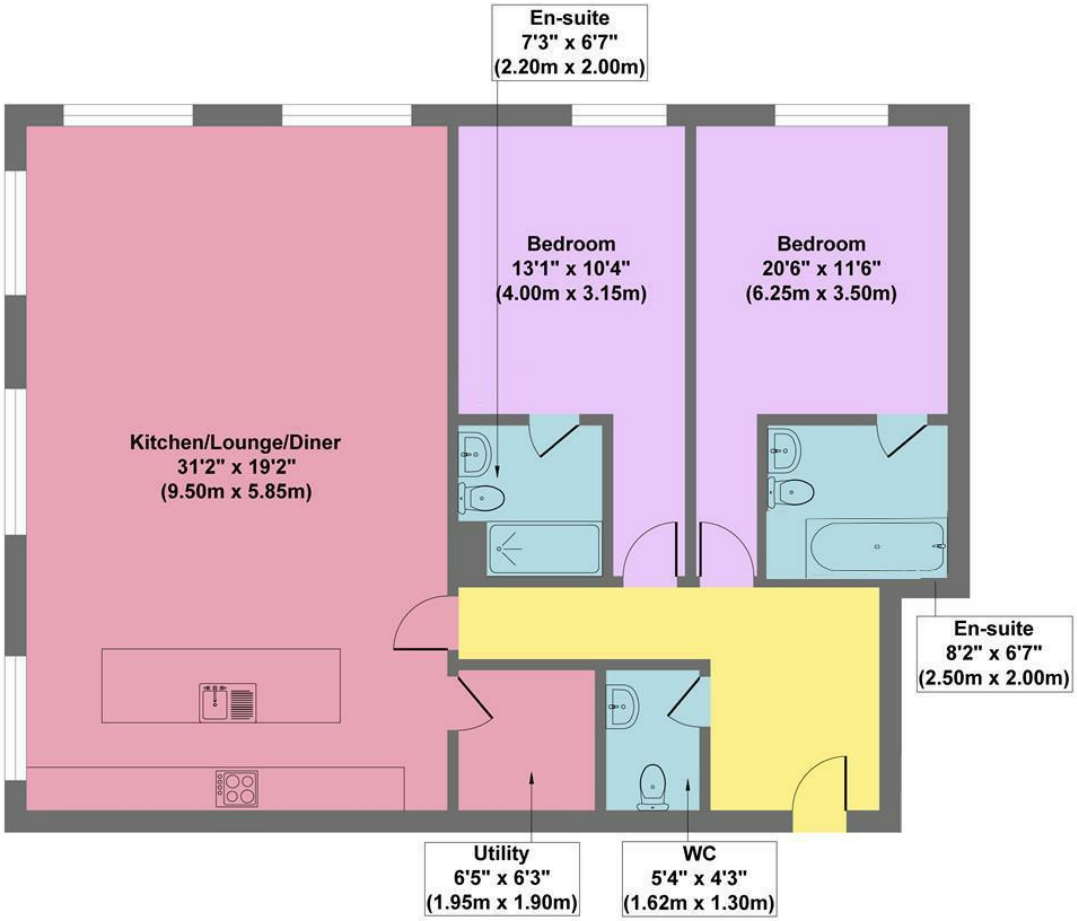
Impeccably presented throughout, the apartment features a communal entrance hall leading to a private entrance hall with a WC. The heart of the home is a stunning dual-aspect open-plan living, dining, and kitchen area, highlighted by large feature windows that frame the fabulous views of the surrounding landscape. A utility room with loft storage above. The master bedroom includes an en-bathroom with a heated towel rail the second double bedroom also its own en-suite shower room with a heated towel rail.

Externally, the property benefits from attractive communal grounds and two dedicated parking spaces: one in the secure basement garage and another directly in front of the mill. There is a large metal storage locker in the undercroft garage in the designated parking spot.
The apartment is sold with a 1/16 share of the freehold.

This beautiful riverside home is offered with no upward chain, making it an exceptional opportunity for those seeking a peaceful, well-connected retreat.

- Idyllic Peaceful Setting
- Direct Access To Many Local Walks
- Dedicated Parking For Two Vehicles
- Additional Visitors Parking
- Communal Gardens Adjoining The River
- Immaculately Presented Throughout
- Contents By Separate Negotiation
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office

2 Phoenix Building, Litton Mill



Approximate Floor Area
1276 sq.ft
(118.51 sq.m.)

Approx. Gross Internal Floor Area 1276 sq.ft / 118.51 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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