



Crowther|Key

SALES

£134,995

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Flat 3 Trafalgar House
Buxton SK17 9AA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	68	
(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	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



IDEAL FOR A FIRST TIME BUYER OR INVESTOR!! Spacious top floor flat in the heart of Burbage. Full gas central heating and UPVC double glazing. The property comprises porch, hallway, bathroom, kitchen, TWO bedrooms and large lounge and exceptional views. VIDEO TOUR AVAILABLE!!

Full description

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External staircase entrance

Porch
UPVC front door

Hallway
Radiator, cloaks cupboard.

Bathroom
Timber panelled bath and shower/mixer taps, pedestal wash basin, UPVC window, double radiator, built in cupboard with Alpha combi.

Kitchen
(13ft 1in x 9ft 2in @ max L shaped)
Floor units and rounded edge work tops, stainless steel sink unit, four ring electric hob, built under electric oven, extractor hood, double radiator, UPVC window.

Bedroom
(11ft 9in x 9ft 3in)
Built in wardrobes, UPVC window, radiator, pedestal wash basin.

Bedroom
(18ft 3in x 10ft 4in)
Two sets of built-in wardrobes, wash hand basin set into vanity unit, two radiators.

Lounge
(19ft 2in x 11ft 1in)
Three UPVC windows, double radiator.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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