

Crowther|Key

SALES

£249,995

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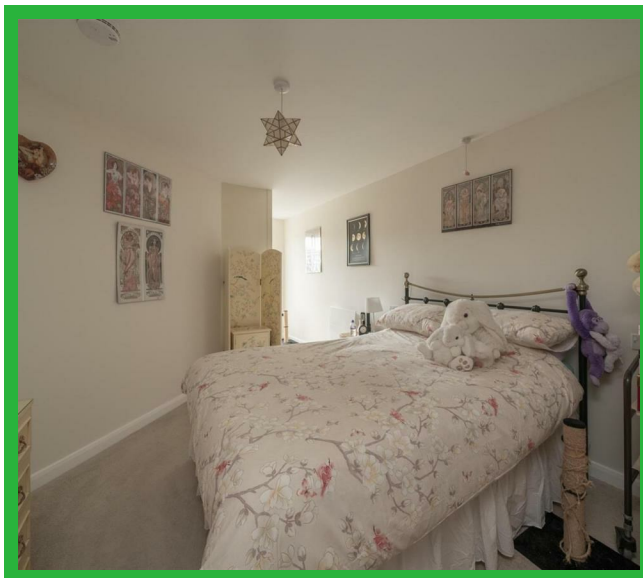
5 Devonshire Place
Buxton SK17 6GP



Energy Efficiency Rating

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



SUPERB GROUND FLOOR APARTMENT. Centrally situated in this recently constructed retirement living for the over 70's Purpose built block. A ground floor apartment with all electric heating an onsite bistro style restaurant, estate manager and on-site staffing 24 hours a day,

Full description

SUPERB GROUND FLOOR APARTMENT. Centrally situated in this recently constructed retirement living for the over 70's Purpose built block. A ground floor apartment with all electric heating an onsite bistro style restaurant, estate manager and on-site staffing 24 hours a day, personal care packages available from the onsite CQC registered car agency, domestic assistance (1hour included in service charge) guest suite for friends & family. Large hallway, wet room, double bedroom, lounge/dining area, kitchen, attractive communal gardens.

Entrance Hall
(29ft 9in x 5ft)
Electric convector heating.

Inner hall
Large walk-in cupboard with hot water system. Could put plumbing for washing machine in if required.

Wet room
Shower unit, low flush wc, wash hand basin in vanity unit, chrome heated towel radiator, extractor fan.

Bedroom
(13ft x 10ft 2in + recess)
Electric convector heater, sealed unit double glazed window, fitted wardrobes.

Lounge/Dining area
(25ft 2in x 10ft 6in)
4 Sealed unit double glazed windows, electric convector heater.

Kitchen
(10ft x 8ft at max)
Attractive floor units and work tops, wall cupboards, extractor hood, 4 ring ceramic hob, stainless steel extractor hood, stainless steel electric oven, integrated fridge freezer.

Service Charge (Breakdown) –

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The service charge is £8,018.88 per annum up to financial year end 30/06/2024.

Leasehold Information -

Lease length: 999 years from 2022

Ground rent: £435 per annum

Ground rent review: 2037

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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