

Crowther|Key

SALES



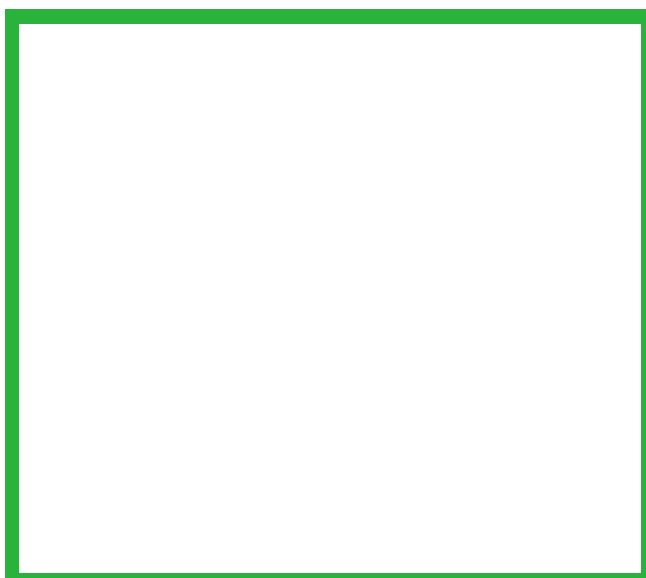
Flat 2 8 Eagle Parade
Buxton SK17 6EQ

£65,000

1
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(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 BUY TO LET INVESTOR!! CURRENT TENANT !! Centrally situated first floor flat. Electric central heating. Hallway, lounge, kitchen, shower room, bedroom. NO ONWARD CHAIN!!

Full description

IDEAL FOR A BUY TO LET INVESTOR!! CURRENT TENANT PAYING £450 PCM!! Centrally situated first floor flat. Electric central heating. Hallway, lounge, kitchen, shower room, bedroom. NO ONWARD CHAIN!!

Viewings to be arranged through Key Online Sales, will confirm access with the current tenant.

Lease Details Length of Lease: 199 years from and including 1 November 2011. Year Signed: 30 March 2012. Service Charge PQTR: £300 Ground Rent PA: £200/annum Name of Management Company: Edge Property Management.

Property has recently undergone extensive exterior repairs including new roof, paperwork can be supplied to show proof of payments towards management company etc.

Hallway

Security entry phone.

Shower room

Shower enclosure with electric shower unit, pedestal wash basin, WC, extractor fan.

Kitchen

(9ft x 6ft 9in)

Floor units and rounded edge work tops, wall cupboards, four ring electric hob, built under stainless steel electric oven, stainless steel extractor hood, plumbing for washing machine, stainless steel sink unit.

Lounge

(15ft 7in x 10t 5in)

Secondary double glazed bay window, electric convector heater.

Bedroom

(15ft 1in x 9ft 10in)

Secondary double glazed bay window, electric convector heater.

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

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.