



Crowther|Key
SALES

£725,000
2
2



Flat 1 The Park Broad Walk
Buxton SK17 6JH

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



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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THE CAPALDI SUITE!! GROUND FLOOR APARTMENT WITH PRIVATE GARDEN!! Occupying what could be considered one of the most prestigious and sought after areas of the town, overlooking the pavilion gardens and boating lake.

EPC TO FOLLOW!!

A superb development of luxury apartments done to the highest standards. All apartments have been fully soundproofed, rewired, replumbed, luxury kitchens and bathrooms, fireproofed to the latest regulations and all done whilst retaining the original charm and character of the building. Under floor heating system throughout including thermostatic control to each room. SUPERB DEVELOPMENT OF LUXURY APARTMENTS!! NO ONWARD CHAIN!!

Lease Details:

999 Year Lease
Service Charge £100 PCM
Ground Rent £100 PA

Hallway
Access to cellar

Lounge (15ft 3in x 14ft 10in)
Original sash windows, original sash bay window, fitted cupboard s and shelves, Two Victoria column radiators.

Dining room (17ft 3in x 11ft 10in)
Bay window with French Doors opening onto a large private garden area, Victorian column radiator.

Superb Kitchen/ Breakfast (17ft 8in x 14ft 6in)
Fitted kitchen with floor units and marble worktops, wall cupboards, five ring induction hob, inset sink unit, integrated fridge freezer, dishwasher, washing machine, Neff fan assisted electric oven and microwave, two original wash windows, two Victorian column radiators, original open fireplace, Alpha combi boiler, island unit with breakfast bar, Kardean floor.

Bedroom (13ft 2in x 9ft 9in)
Two original sash windows, Two Victorian column radiators, Kardean floor.

Shower room
Large shower enclosure, low flush wc with concealed cistern, tiled walls, Kardean floor, extractor fan, designer wash hand basin, heated towel radiator.

Bedroom (14ft 2in x 14ft 2in)
Two victoria column radiators, two original sash windows, Kardean floor.

En suite Shower room
Large shower enclosure, low flush wc with concealed cistern, extractor fan, wash hand basin in vanity unit, central heated towel radiator.

Outside
Private Garden to the side belonging only to Flat 1. X1 Designated parking space.