



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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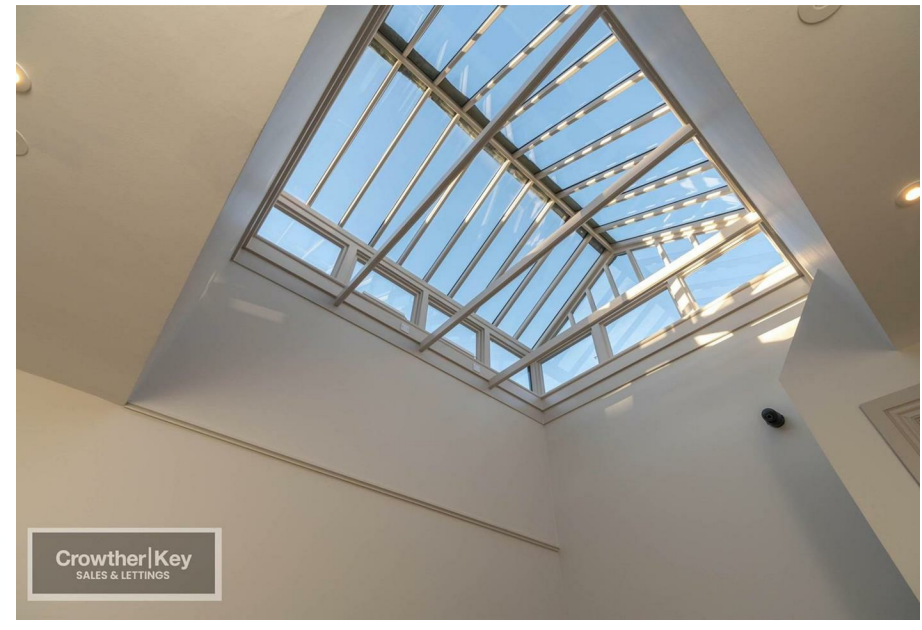
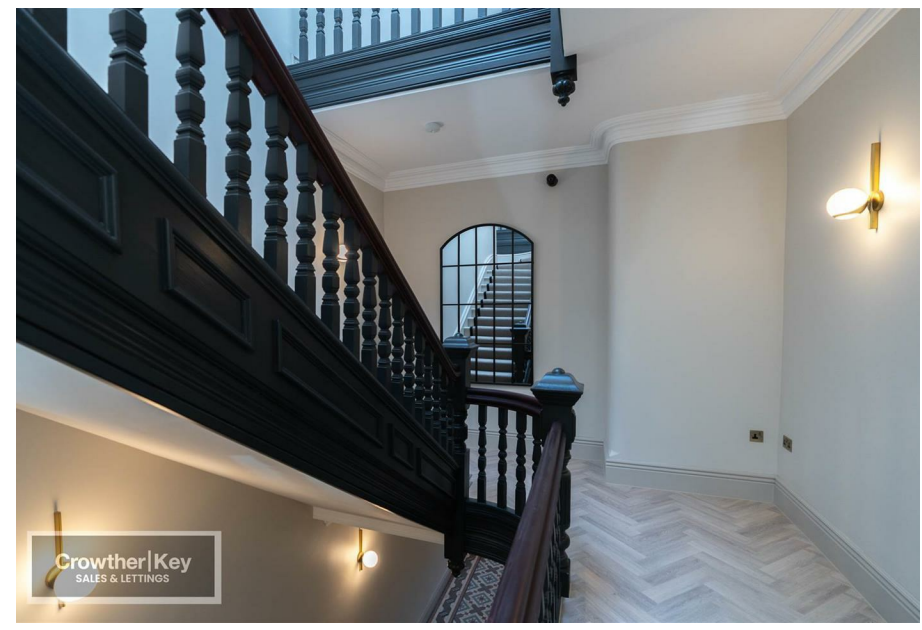
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Crowther|Key

SALES

£650,000

2
 2



Flat 3, The Park Broad Walk
Buxton SK17 6JH

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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FIRST FLOOR APARTMENT!! 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

Entrance Lobby

Kitchen (17ft 9in x 13ft 7in)
Superb fitted kitchen, four ring induction hob with integrated extraction unit, Two original sash windows, two Victorian column radiators, Alpha combi boiler.

Lounge (15ft x 11ft 9in)
Bay window with four original sash windows, with bay window seating, Victorian column radiator.

Bedroom (16ft 5in x 15ft)
Bay window with three original sash windows, sash window to side elevation. two Victorian radiators.

Bedroom (13ft 3in x 10ft 2in)
Two original sash windows, Victorian column radiator.

Bedroom (14ft 5in x 14ft 4in)
Two original sash windows, Victorian column radiator.

En suite Bathroom

Designer bath with shower and screen, wash hand basin in vanity unit, low flush wc with concealed cistern, central heated towel radiator, extractor fan, plumbing for washing machine.

Shower room

Shower enclosure, wash hand basin in vanity unit, low flush wc with concealed cistern, central heated towel radiator.