

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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Crowther|Key

SALES



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	

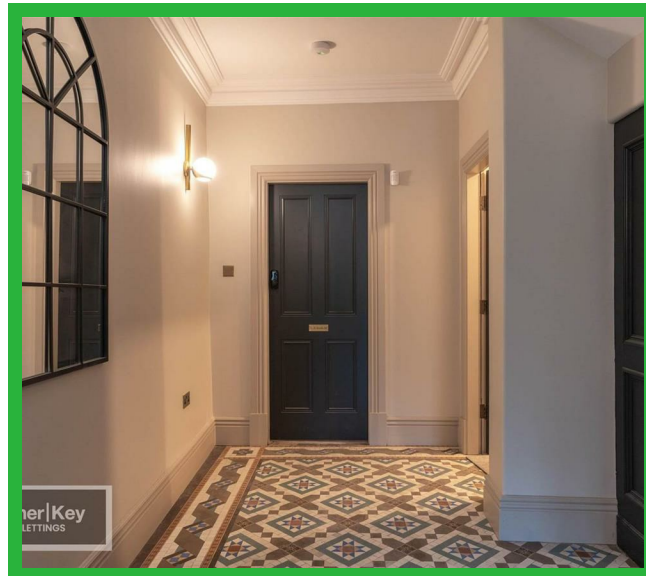
£650,000

2

2

Flat 2 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.

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THE DEVONSHIRE SUITE!! GROUND 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. 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. SUPERB DEVELOPMENT OF LUXURY APARTMENTS!! NO ONWARD CHAIN!!

Lease Details:

999 Year Lease
Service Charge £100 PCM
Ground Rent £10 PA

EPC TO FOLLOW!!

Entrance Lobby

Bathroom

Tiled bath with shower and screen, wash hand basin in vanity unit, central heated towel radiator, low flush W/C with concealed cistern, extractor fan, Kardean floor.

Inner Hall (11ft x 7ft 7in)

Victorian column radiator, original sash window.

Kitchen (18ft 1in x 10ft)

Attractive fitted kitchen with floor units and granite worktops, wall cupboards, four ring induction hob, integrated fridge freezer, dishwasher, fan assisted electric oven and microwave, two original wash windows, Alpha combi boiler.

Utility (6ft 9in x 6ft)

Plumbing for washing machine, floor unit with marble worktops, wall cupboards, dehumidifier fan.

Lounge (16ft x 14ft 3in)

Bay window with French doors to private garden, Two victoria column radiators.

Bedroom (10ft 7in x 9ft 7in)

Original sash windows, Victorian column radiator.

Bedroom (14ft 8in x 14ft 6in)

Two victoria column radiators, three original sash windows.

En suite Shower room

Large shower enclosure, low flush W/C 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 2. X1 Designated parking space.