



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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SALES

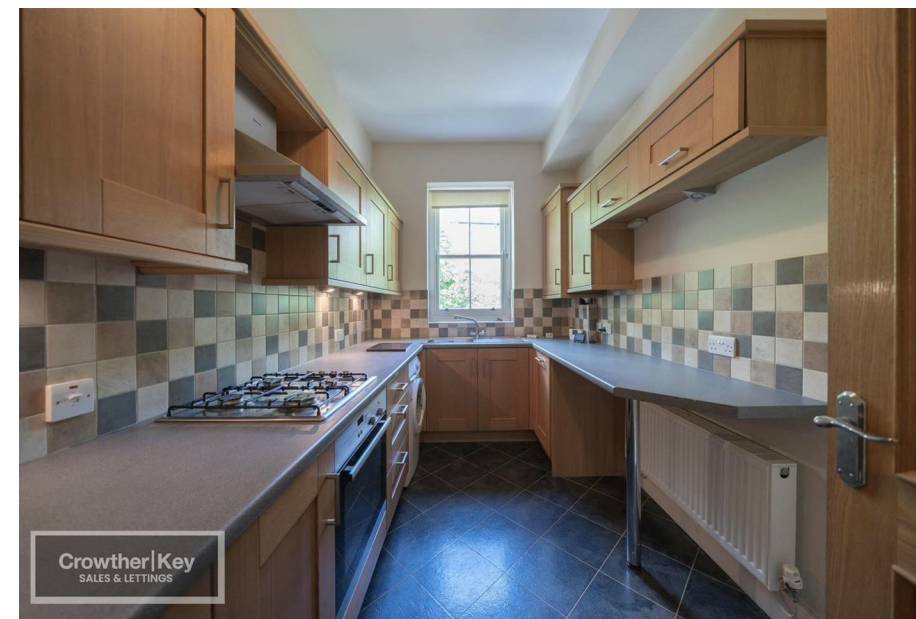
£199,995

2

1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Apartment 6, 20, Alton House
Marlborough Road
Duxton, CV17 6DN

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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A beautifully presented two-bedroom apartment situated on the first floor of the impressive Alton House on Marlborough Road – one of Buxton's most desirable locations.

This stylish flat features a modern fitted kitchen with integrated appliances and Alpha combi boiler, two double bedrooms, spacious lounge, and a contemporary bathroom with shower and heated towel rail.

Gas central heating, double glazing, and neutral décor throughout make it move-in ready. The property also benefits from allocated off-road parking – ideal for town centre living.

Just a short stroll from Pavilion Gardens, the train station, and Buxton's range of shops, cafes and restaurants.

Ideal for first-time buyers, downsizers, or investors. Early viewing highly recommended.

Lease Details

Length of Lease: 999 Years

Date Created: 1 Jan 2009

Ground Rent: At present, no ground rent is paid because it is not demanded by the Management Company. The lease specifies £50 per annum for the 25 years from 2009.

For the next 25 years it is £100 per annum. For each succeeding 25 years of the term, it is double the amount of the previous 25 years.

Service Charge: £75 PCM

No holiday lets allowed.

Pets require consent from the management company.

Entrance Hall

Intercom system to building's front door

Kitchen (14' x 7'1):

Fitted Units & Round Edged Worktops, Wall Cupboards, Stainless Steel Extractor Hood, Stainless Steel Four Ring Gas Hob, Built-under Single Electric Oven, Integrated Washing Machine, Integrated Dishwasher, Fridge & Freezer, Alpha Combi Boiler, Stainless Steel Sink Unit

Bedroom 1 (11' x 9'5):

Walk-in wardrobe, Double Radiator

Bedroom 2 (11'2 x 10'6):

Double Radiator

Lounge (13'1 x 12'):

Double Radiator

Bathroom:

Porcelain Bath, Shower & Screen, Wash Hand Basin, Low Flush W/C, Heated Towel Radiator

External:

One Allocated Parking Space