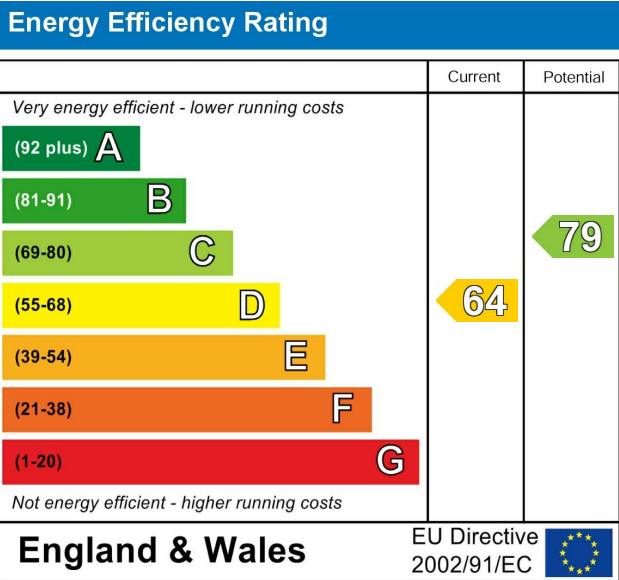
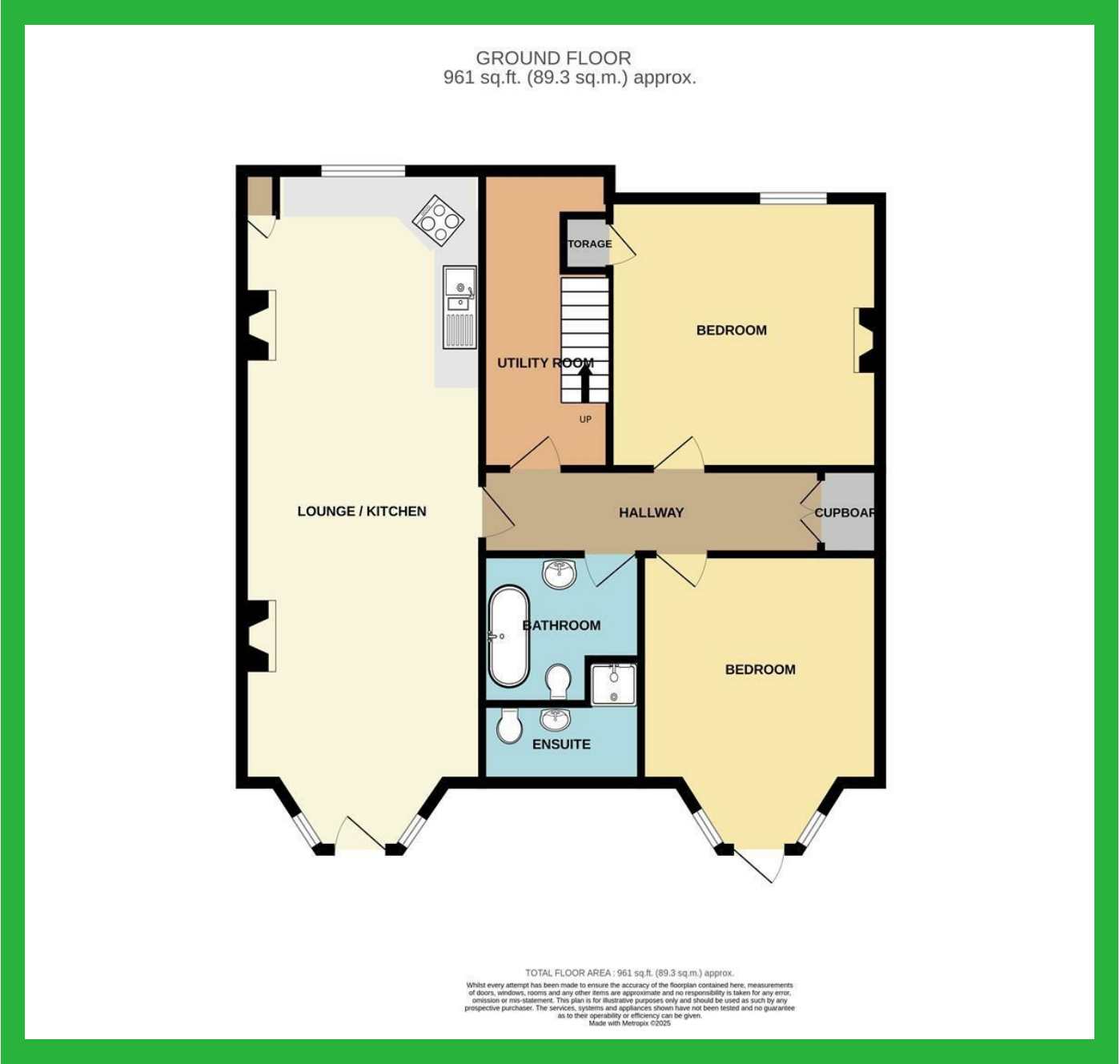




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SALES

£225,000

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The Cavendish Apartment 3
Cavendish Villas, Broad Walk
Duxton SK17 6 LE



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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NO ONWARD CHAIN!! Spacious basement apartment with two double bedrooms, en-suite, modern bathroom, and large open plan lounge/diner/kitchen with integrated oven and hob, spacious walk-in cloakroom/utility room and built-in wardrobes, glazed front doors open to the outside overlooking Broad Walk, and just 270 yards from Buxton Opera House.

Please note the whole building is grade II listed.

Information on Leasehold:

999 Year Lease with 973 Years remaining

Service Charge: there is no service charge as such but

- 1) the whole building Insurance premium is paid annually between the three leaseholders
- 2) any maintenance costs are shared in a similar way
- 3) the annual accounts preparation and other similar costs are also shared between the three leaseholders

Ground rent is mentioned in the lease, and is not paid as such, but each year an amount is agreed to contribute for a sinking fund, which can help with any urgent maintenance.

The management company is Cavendish Villas Management Company Limited, of which each leaseholder is a shareholder.

There is a restriction on use of the apartment in that it cannot be rented out commercially.

Pets can be kept by the owners

Details:

Open Plan Lounge/Diner/Kitchen 34'6 x 11'3

Spacious open plan living area with windows and a glazed front door leading outside, two electric wall-mounted convector radiators, a range of fitted units and round-edged worktops, wall cupboards, 4-ring induction hob, extractor hood, built-in single electric fan oven, plumbing for dishwasher, stainless steel single drainer sink unit, one original fireplace and one pine-surround fireplace.

Bedroom 1 14'8 x 11'10

Glazed front door leading outside, two windows, electric wall-mounted convector radiator, en-suite shower room with porcelain wash basin, low flush W/C, extractor fan, electric heated towel radiator, and enclosed shower cubicle.

Bedroom 2 13'2 x 11'2

Built-in wardrobe, electric wall-mounted convector radiator, side-opening window and original fireplace.

Bathroom

Panelled bath with mixer taps and overhead shower, porcelain wash basin, low flush W/C, extractor fan, electric heated towel radiator.

Hallway

Electric convector wall-mounted radiator and built-in double wardrobe.

Large Walk-In Cloakroom

Spacious storage room, housing the water tank, with hanging space and electric sockets.