

## 23 Haddon Court

Hardwick Mount, Buxton, Derbyshire, SK17 6PN



**PRICE: Offers Over £140,000**

**Lease: 125 years from 2000**

### Property Description:

**A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT** Haddon Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 34 properties arranged over 5 floors each served by lift. This development is walking distance into town with many different shops and amenities of which include Aldi, Sainsburys and Waitrose. The local park is just across the road along with the local church and museum. The development has lovely well maintained gardens which is perfect for residents during the summer. The residents also have many social activities taking place ranging from coffee mornings to bingo nights.

Residents' lounge  
Communal Laundry  
Guest Suite  
Lift to all floors  
Development Manager

Minimum Age 60  
24 hour emergency Appello system  
Refer to full details for VIEWING instructions  
Lease: 125 years from 2001



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 69.0 m<sup>2</sup> (743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£845.17**

**Ground Rent Period Review:**

**2045**

**Annual Service Charge:**

**£5,205.88**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.