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### COMMUNAL HALLWAY

Intercom, meter cupboards, and stairs leading to the upper floor apartments.

### PRIVATE ENTRANCE HALL

Intercom, radiator, and a built in cupboard.

### OPEN PLAN LIVING KITCHEN AREA

20'1 x 14'11 (max) (6.12m x 4.55m (max))

Two timber framed sash windows, fitted wall and base units with a wooden worktop, four ring gas hob, and integral oven with a stainless steel extractor fan over, integral fridge freezer, dishwasher, and washing machine, two radiators, and wood effect flooring in the kitchen area.



### BEDROOM ONE

15'9 x 14'9 (max) (4.80m x 4.50m (max))

Timber framed sash window and a radiator.



### BEDROOM TWO

9'9 x 14'11 (max) (2.97m x 4.55m (max))

Timber framed sash window, built in cupboard, and a radiator.



### BATHROOM

9'6 x 4'7 (2.90m x 1.40m)

Timber framed sash window, bath with a wall mounted shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap over, ladder style radiator, and wood effect flooring.



### LOCAL INFORMATION

Tourists have been coming to Buxton and the Peak District since the 14th Century and it's not surprising that Buxton is today one of the most popular tourist destinations in the Peak District. Buxton is an old market and spa town, nestling amongst the surrounding Derbyshire hills and at a height of over 1000ft, making it the highest town in England.

Within an hour's drive of Manchester, Sheffield, Derby and Stoke, its famous Georgian and Victorian architecture provides an impressive backdrop to a rich and vibrant range of music, theatre and festivals.

The Buxton Festival of World Cinema takes place around March/April, with the Big Session Festival of folk music in April/May. July brings the Buxton Festival of Opera, Music and Literature, the Buxton Well-Dressing Festival, Buxton

Fringe Festival and the Buxton Military Tattoo. In August the Family Festival provides fun for all the family.

Historical Buxton - There is much of historical interest in Buxton also. For example, the magnificent and recently renovated Grade I listed Crescent was built in 1780 and contains the Natural Baths which are located on the site of the original Roman Baths. The Crescent is now open as an elegant and bespoke Spa Hotel.

The historic Old Hall Hotel dates back to 1573 when the captive Mary Queen of Scots stayed at the hotel and sampled the healing properties of Buxton's famous spa water. In 1636 the philosopher Thomas Hobbes named the 'Seven Wonders of the Peak', two of which are found in Buxton; Poole's Cavern and St Anne's Well.



### LEASE INFORMATION

We understand a new 250 year lease is now in place with a service charges payable of £1219.00 per annum including a peppercorn ground rent (subject to final approval).



### PLEASE NOTE

We understand there is no restrictions within the lease prohibiting letting on either an assured shorthold tenancy or indeed a holiday letting basis. The council tax band is estimated as this has not yet been confirmed by the local authority at this stage.

