



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This stunning TWO BEDROOM GROUND FLOOR APARTMENT is part of a beautifully converted Grade II listed historic building. Situated in a CENTRAL LOCATION, it is within walking distance of Pavilion Gardens and the Opera House. The apartment features a hallway, a spacious living room, a fitted kitchen with built-in appliances, two bedrooms, and a fitted bathroom. Residents' permit parking is available.

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#### HALLWAY

21'11 x 4'02 (6.68m x 1.27m)



#### OPEN PLAN KITCHEN LIVING AREA

23'00 x 11'03 (7.01m x 3.43m)

#### BEDROOM ONE

13'09 x 9'08 (3.96m x 2.74m)

#### BEDROOM TWO

11'02 x 9'0 (3.40m x 2.74m)

#### BATHROOM

5'8" x 8'7" (1.73m x 2.62m)



#### 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 currently being put together with service charges payable in the region of £60 PCM for one bedroom apartments and £95 PCM for two bedroom apartments 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.