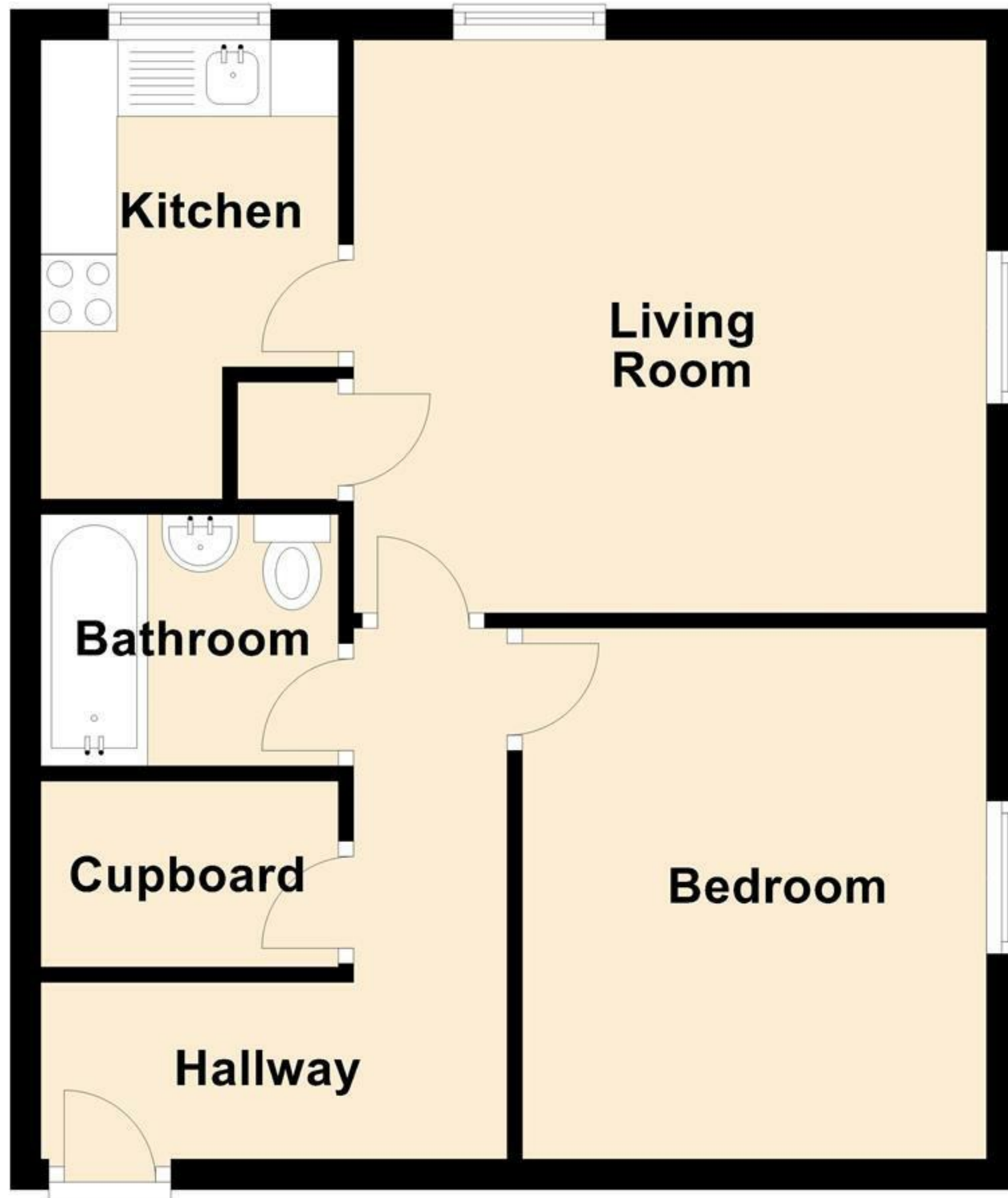


Second Floor



Located in popular residential area close to Buxton Opera House. Situated on the second floor and comprising; Entrance hallway, living room, fitted kitchen, double bedroom with fitted wardrobes, and a fitted bathroom. Externally there is access to the communal gardens.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated on the SECOND FLOOR and comprising; Entrance hallway, living room, fitted kitchen, DOUBLE BEDROOM with fitted wardrobes, and a fitted bathroom. Externally there is access to the communal gardens. Located in popular residential area close to Buxton Opera House.

HALLWAY

Timber fire door, intercom system and loft access.

LIVING ROOM

12'08 x 13'07 (3.86m x 4.14m)

Two UPVC windows, electric heater and built in cupboard.



BATHROOM

5'05 x 6'06 (1.65m x 1.98m)

Bath with electric shower attachment, wash basin with chrome taps, WC, tiled walls and wood effect flooring.



KITCHEN

9'10 x 6'06 (3.00m x 1.98m)

UPVC double glazed window, fitted kitchen units to the base and eye level, stainless steel sink with chrome taps over, space for cooker, plumbing for washing machine and tiled floors.



EXTERIOR

Residents parking and access to the communal gardens.

NOTES

The property is believed to be Leasehold, subject to solicitor verification.

Lease Information: We are advised that the lease is 125 years from January 1989

Council Tax Band: A

EPC Rating: C

BEDROOM

11'05 x 10'04 (3.48m x 3.15m)

UPVC double glazed window and fitted wardrobes.