



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.

**NO ONWARD CHAIN** - Situated within close proximity to Buxton Town Centre, this two-bedroom top-floor flat comprises an entrance hallway, spacious living room, two double bedrooms, dining kitchen, and a fitted bathroom. The property offers easy access to transport links, schools, shops, and other amenities.

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### COMMUNAL ENTRANCE

With an intercom and stairs leading to the flat.

### FIRST FLOOR ENTRANCE HALL

Featuring a fire door and stairs leading to the top floor and living area.

### LANDING

Boasting a skylight and radiator.



### LIVING ROOM

19'1 x 13'2 (maximum) (5.82m x 4.01m (maximum) )  
Includes a timber-framed window, double glazed Velux window, and a radiator.



### KITCHEN

13 x 10'2 (3.96m x 3.10m)  
Equipped with a timber-framed sash window, a range of fitted base and wall units, a four-ring gas hob, integral oven, sink and drainer with a mixer tap over, plumbing for a washing machine, built-in cupboard, and tile-effect flooring.



### BEDROOM ONE

15'3 x 8'11 (maximum) (4.65m x 2.72m (maximum))  
Offers a timber framed double glazed window, radiator, and loft access.



### BEDROOM TWO

10'2 x 11'9 (maximum) (3.10m x 3.58m (maximum))  
Features a timber-framed window and a radiator.



### BATHROOM

4'11 x 11'9 (1.50m x 3.58m)  
Provides a double glazed Velux window, bath with a shower fitment over, WC, pedestal washbasin, and a radiator.



### NOTES

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

Lease Information: We are advised that the lease 997 years from June 2005

Council Tax Band: A

EPC Rating: C