



Wright Marshall
Estate Agents

FLAT 1, 115 SPRING GARDENS, BUXTON SK17
6BX

GUIDE PRICE £90,000



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



For sale by Modern Method of Auction - Offering a central location, this two-bedroom first-floor flat comprises a spacious living room with a bay window, a fitted kitchen, and two bedrooms, each with ensuite shower rooms. The property presents an excellent opportunity for first-time buyers or investors looking to let.

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AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COMMUNAL HALLWAY

UPVC external door and stairs leading to the flat.

LIVING ROOM

19'3 x 13'8 (max) (5.87m x 4.17m (max))
UPVC double-glazed bay window and two radiators.

KITCHEN

11'3 x 4'8 (3.43m x 1.42m)
UPVC double glazed window, fitted wall and base units, four-ring electric hob and oven with a stainless steel extractor fan over, sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and tiled flooring.



BEDROOM ONE

11'1 x 8'10 (3.38m x 2.69m)
UPVC double glazed window and a radiator.



BEDROOM ONE EN-SUITE

UPVC double glazed window, corner shower cubicle with a wall mounted shower fitting, pedestal washbasin with a mixer tap, WC with a push flush, ladder style radiator, partially tiled walls, and tiled flooring.



BEDROOM TWO

11'4 x 7'10 (3.45m x 2.39m)
UPVC double glazed window and a radiator.



BEDROOM TWO EN-SUITE

Shower cubicle with a wall mounted shower fitting, pedestal washbasin with a mixer tap, WC with a push flush, partially tiled walls, and tiled flooring.

