



MISREPRESENTATION ACT 1967.

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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.



Offered to the market with NO ONWARD CHAIN, this duplex apartment occupies the top two floors of the building, providing open views overlooking the Pavilion Gardens. Ideally positioned within walking distance of Buxton, it comprises an entrance hallway, a spacious living/dining room, a well-equipped fitted breakfast kitchen, four bedrooms spread across two floors, and a generously sized family bathroom. Internal viewing is highly recommended to fully appreciate the beauty and comfort this property has to offer.

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Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley



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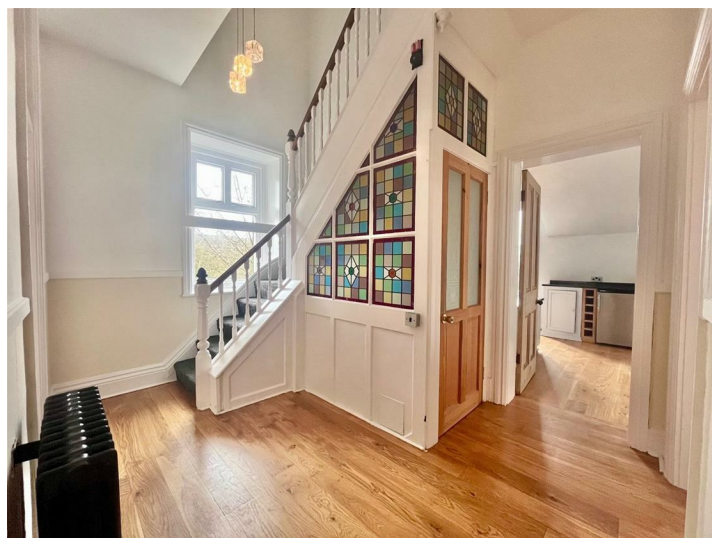
## GROUND FLOOR

### SHARED ENTRANCE HALL

## SECOND FLOOR

### PRIVATE HALLWAY

Timber framed window, period style radiator, solid oak wooden flooring, and stairs to the third floor.



### LIVING ROOM

18'11" x 21'4" (5.77m x 6.50m)

Two timber framed double glazed windows, open feature open grate fire set in marble tiled fireplace, two period style radiators, exposed brick feature wall, and wooden flooring.



### KITCHEN

11'2" x 11'10" (3.40m x 3.61m)

Timber framed double glazed window, bespoke painted wooden wall and base units with granite worktop over, four ring electric hob and oven with an extractor fan over, ceramic double sink with a mixer tap over, and solid oak wooden flooring.



### BEDROOM ONE

19'5" x 15'1" (5.92 x 4.62)

Two timber framed sash windows, two period style radiators, open grate fire set in marble fireplace, and wooden flooring.



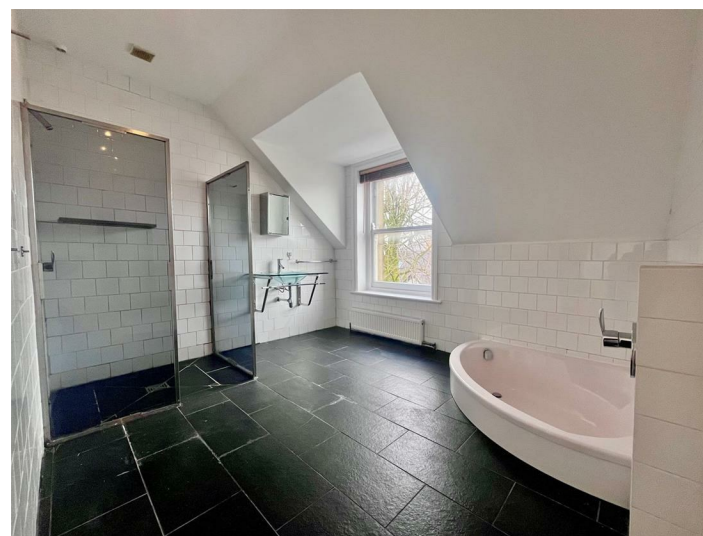
### UTILITY CUPBOARD

Plumbing for washing machine.

### BATHROOM

9'11" x 11'8" (3.02m x 3.56m)

Timber framed sash window, walk-in shower cubicle with a wall mounted fitment, sunken corner bath, washbasin with a mixer tap over, WC, radiator, tiled walls, and flooring.



### THIRD FLOOR LANDING

Radiator and access to eaves storage space.

### BEDROOM TWO

13'4" x 10'3" (4.06m x 3.12m)

Timber framed window, radiator, and eaves storage space.



### BEDROOM THREE

8'10" x 11'9" (2.69m x 3.58m)

Timber framed Velux window and a radiator.



### BEDROOM FOUR

7'5" x 8'1" (2.26m x 2.46m)

Timber framed Velux window and a radiator.



### NOTES

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

Lease Information: We are advised that the lease 999 years from 2006

Council Tax Band: A

EPC Rating: TBC