



This **THREE BEDROOM** top floor apartment is offered to the market with **NO ONWARD CHAIN**. Comprising a spacious hallway with a vaulted ceiling, a good sized living room, a large newly fitted dining kitchen, **THREE DOUBLE BEDROOMS**, and a generously sized bathroom. Located close to the centre of Buxton, the apartment offers excellent access to local shops, bars, and restaurants, as well as transportation, being just 0.5 miles from the train station.

MISREPRESENTATION ACT 1967.

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

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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.

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**HALLWAY**

Four double glazed Velux windows and a radiator.



**LIVING ROOM**

21'2 x 14'10 (max) (6.45m x 4.52m (max))  
 Timber framed double glazed sash window, three double glazed Velux windows, wall mounted electric fire, and a radiator.



**KITCHEN/DINER**

24'6 x 14'11 (max) (7.47m x 4.55m (max))  
 Timber framed double glazed sash window, three double glazed Velux windows, fitted base and wall units with a granite worktop, four-ring gas hob with a stainless steel extractor fan, integral oven, stainless steel sink with a mixer tap, integral fridge and freezer, integral dishwasher, integral washing machine, radiator, and wood effect flooring.



**BEDROOM ONE**

13'9 x 14 (4.19m x 4.27m)  
 Timber framed double glazed sash window and a radiator.



**BEDROOM TWO**

14'6 x 14 (4.42m x 4.27m)  
 Two double glazed Velux windows and a radiator.



**BEDROOM THREE**

13'11 x 13'11 (max) (4.24m x 4.24m (max))  
 Timber framed double glazed sash window and a radiator.



**BATHROOM**

10'4 x 14'9 (3.15m x 4.50m )  
 Two double glazed Velux windows, enclosed shower cubicle with a wall mounted shower fitting, freestanding bath with a mixer tap, WC with a push flush, pedestal washbasin with a mixer tap, two ladder style radiators, part tiled walls, and tiled flooring.



**EXTERIOR**

The property offers allocated parking.

**NOTES**

The property is believed to be leasehold, subject to solicitor verification.  
 Lease Information: We are advised that the lease 125 years from 2010  
 Council Tax Band: C  
 EPC Rating: D

