



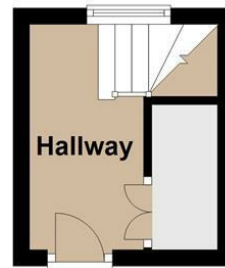
Wright Marshall  
Estate Agents

FLAT 14 SANDRINGHAM COURT, BROAD WALK,  
BUXTON SK17 6RS

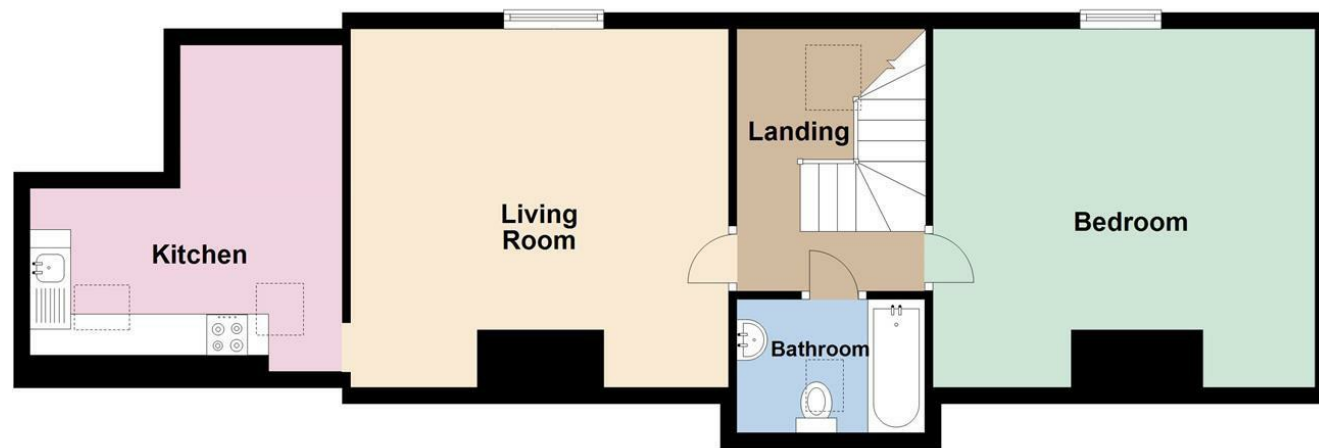
£152,500



Second Floor



Third Floor



MISREPRESENTATION ACT 1967.

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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.
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OVERLOOKING PAVILION GARDENS, "Sandringham Court" occupies a sought after central location within Buxton, offering easy access to transport links, shops, bars, and restaurants. Situated on the top floor, the apartment has been fully updated by the current owner and comprises a private hallway, living room, fitted kitchen, double bedroom, and fitted bathroom. Externally, there is an **ALLOCATED PARKING SPACE**. Early viewing is highly recommended.

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Situated on the top floor, the apartment has been FULLY UPDATED by the current owner and comprises a private hallway, living room, fitted kitchen, double bedroom, and fitted bathroom. Externally, there is an ALLOCATED PARKING SPACE. Viewing is highly recommended. OVERLOOKING PAVILION GARDENS, "Sandringham Court" occupies a sought after central location within Buxton, offering easy access to transport links, shops, bars, and restaurants.

### COMMUNAL HALLWAY

Accessed directly off Broadwalk with staircase leading to upper floors and letter boxes.

### SECOND FLOOR LANDING

With private entrance to the apartment.

### APARTMENT ENTRANCE HALLWAY

Entrance door, timber framed window, radiator, under storage cupboard, and stairs to the third floor.

### LANDING

Velux window and a radiator.



### LIVING ROOM

14'7" x 15'3" maximum - part restricted height (4.47m x 4.65m maximum - part restricted height)  
Timber framed sash window overlooking Pavilion Gardens, cast iron fireplace and hearth, security intercom system, and a radiator.



### FITTED DINING KITCHEN

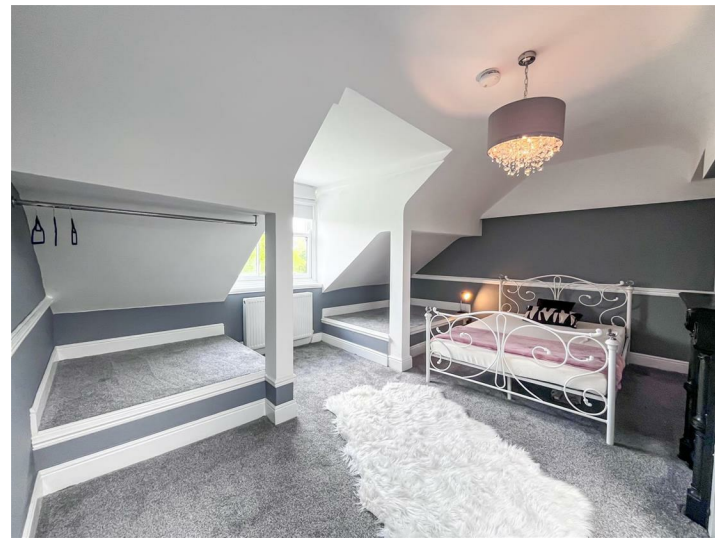
9'1 x 13'7 plus large recess (2.77m x 4.14m plus large recess)

Two Velux windows, fitted wall and base units, four-ring gas hob and integral oven, sink and drainer with a mixer tap over, plumbing for a washing machine, Worcester combi boiler, radiator, and wood-effect flooring.



### DOUBLE BEDROOM

14'8 x 15'5 maximum - part restricted height (4.47m x 4.70m maximum - part restricted height)  
Timber framed sash window overlooking Pavilion Gardens, radiator, Velux window, cast iron fireplace, and a radiator.



### BATHROOM

5'6 x 7'10 (1.68m x 2.39m)  
Velux window, bath with a wall mounted shower fitment over, WC, pedestal washbasin, ladder-style radiator, and tiled flooring.



### EXTERNALLY

The property offers pleasant views across Pavilion Gardens together with an allocated parking space access from Hartington Road.

### NOTES

Tenure: Leasehold (subject to solicitor verification)  
Lease Information: 125 years from 1998  
Council Tax Band: A  
EPC Rating: C

