

First Floor



MISREPRESENTATION ACT 1967.

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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 superbly presented TWO BEDROOM FIRST FLOOR APARTMENT enjoys a prime location in central Buxton, providing convenient access to shops, bars, restaurants, and excellent transport links. Set in a beautiful Victorian grade II listed building. This stunning Apartment has been run as a very successful holiday let by the current owners, and whilst this could easily be mirrored by the new owners, it would also make a delightful home.

Positioned on the first floor, the apartment comprises an entrance hallway, spacious living room opening to a well appointed fitted kitchen complete with a breakfast bar, two double bedrooms both with en suites, WC. Additionally, residents benefit from a private storage room on the ground floor and access to a communal cellar. Outside, there is a communal garden.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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ENTRANCE HALLWAY

Timber fire door, timber framed sash window, and a period style radiator.



INNER HALLWAY

Period style radiator.

LIVING ROOM

16'2" x 15'5" (4.95m x 4.70m)

Three timber framed windows with secondary glazing, two period style radiators, built in cupboards, and open to the kitchen.



KITCHEN

9'10" x 9'8" (3.02m x 2.97m)

Two timber framed windows with secondary glazing, fitted wall and base units with a breakfast bar and Quartz work surfaces. induction hob and integral electric fan oven with a stainless extractor fan over, stainless steel sink and drainer with a mixer tap over, integral fridge, freezer, washing machine combined tumble dryer, and dishwasher, and wood effect flooring.



BEDROOM ONE

12'0" x 11'3" (3.68m x 3.45m)

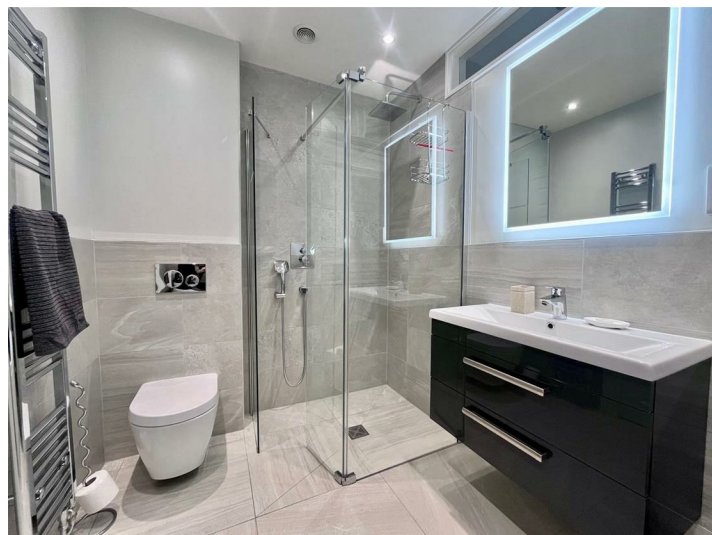
Timber framed sash window and a period style radiator.



EN-SUITE

8'11" x 6'2" (2.72m x 1.88m)

Walk in shower cubicle with a ceiling mounted fitment, bath with a mixer tap over, WC with a push flush, washbasin with a mixer tap over, chrome ladder style radiator, part tiled walls, and tiled flooring with under floor heating.



BEDROOM TWO

12'9" x 11'3" (3.91m x 3.43m)

Timber framed sash window and a period style radiator.



EN-SUITE

6'5" x 7'4" (max) (1.98m x 2.26m (max))

Walk in shower cubicle with a ceiling mounted fitment, WC with a push flush, washbasin with a mixer tap over, chrome ladder style radiator, part tiled walls, and tiled flooring with under floor heating .



WC

3'10" x 3'10" (1.19m x 1.17m)

Timber framed sash window, WC with a push flush, washbasin with a mixer tap over, chrome ladder style radiator, and tiled flooring.



EXTERIOR & COMMON AREAS:

There is access to a communal garden and communal cellars. Additionally, there is a private storage room located on the ground floor.



NOTES

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

Lease Information: We are advised that the lease 999 years from 2024

Council Tax Band: TBC

EPC Rating: C

Parking: Available nearby via resident permits.

Pets: Permission may be granted for pets with prior written consent from the management company.