



MISREPRESENTATION ACT 1967.

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

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.
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 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. 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. \*\*\*There are also two further apartments potentially available with parking. Apartment Two - 2 bed, 2 bath, Apartment Three - 3 Beds, 2 Bath\*\*



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. \*\*There are also two further apartments potentially available with parking. Apartment Two - 2 bed, 2 bath, Apartment Three - 3 Beds, 2 Bath\*\*

**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: Enquire through the office.

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