



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.
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 TWO BEDROOM second-floor apartment is presented to an extremely high standard, having been fully refurbished circa 2021. It has been further improved by the current owner, including secondary glazing throughout, new storage heaters, and a new hot water system. The apartment offers lift access and features an entrance hallway with built-in storage, a large living room offering views over Buxton & the surrounding hills, a spacious shaker-style fitted dining kitchen, two double bedrooms with bespoke fitted wardrobes, an ensuite, and a modern fitted bathroom. Situated in one of the most sought-after areas in Buxton, it is ideally located for the Town Centre, transport links, and all amenities including the Pavilion Gardens and Opera House.

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COMMUNAL HALLWAY

Lift access to the apartment, intercom.

HALLWAY

Entrance door, intercom, three built in cupboards, and a wall mounted electric storage heater.



LIVING ROOM

22'11 x 12'3 (6.99m x 3.73m)

Double glazed window with additional secondary glazing, two wall mounted electric storage heaters, and an electric fire.



KITCHEN DINER

15'6" x 14 (max) (4.72m x 4.27m (max))

Two double glazed windows with additional secondary glazing, a range of fitted wall and base shaker style units with a wood-effect worktop over, four ring electric induction hob with an extractor fan over, integral double oven and grill, ceramic sink and drainer with a mixer tap over, integral dishwasher, space for a fridge freezer, plumbing for a washing machine, wall mounted electric storage heater, and wood effect flooring.



BEDROOM ONE

12 x 13'1 (max) (3.66m x 3.99m (max))

Double glazed window with additional secondary glazing, bespoke fitted wardrobes, and a wall mounted electric storage heater.



EN-SUITE

7'6 x 5'9 (2.29m x 1.75m)

A walk in shower cubicle with a wall-mounted rainforest style shower fitting over, washbasin with a mixer tap over, WC with a push flush, ladder style radiator, tiled walls, and flooring.



BEDROOM TWO

12 x 10'8 (3.66m x 3.25m)

Double glazed window with additional secondary glazing, a bespoke fitted wardrobe and dressing table, and a wall mounted electric storage heater.



BATHROOM

8'3 x 6'2 (2.51m x 1.88m)

P-shaped bath with a wall mounted shower fitting over, washbasin with a mixer tap over, WC with a push flush, ladder style radiator, tiled walls and flooring.



EXTERNALLY

Externally there are pleasant, well maintained communal gardens as well as an allocated parking space.

NOTES

Tenure: Leasehold (subject to solicitor verification)

Lease Length: 999 years from 1990

Council Tax Band: D

EPC Rating: C

