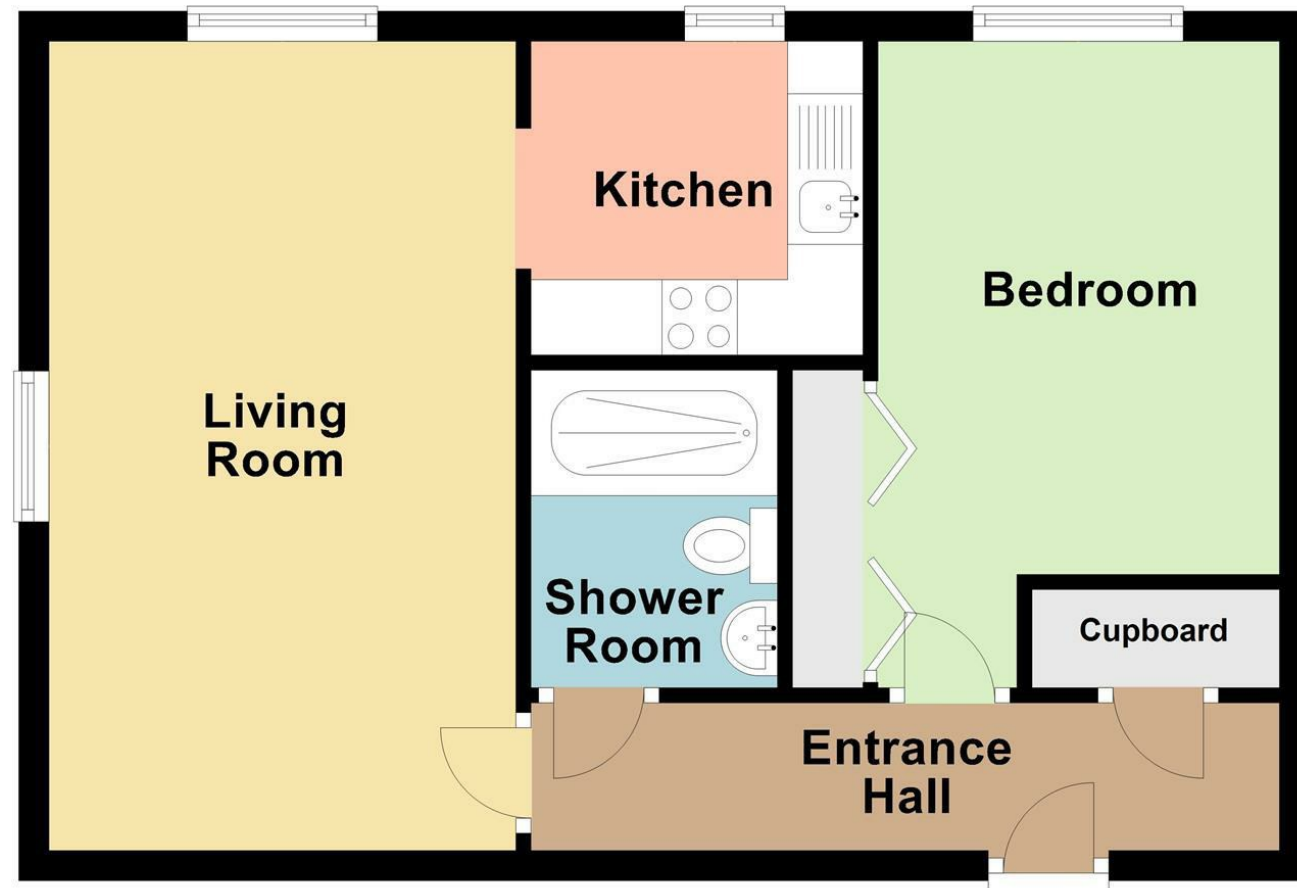


Second Floor



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.

Set in landscaped gardens and situated close to the centre of the spa town of Buxton, Homemoss House features 37 apartments with lift access, a residents' lounge, and laundry facilities. This apartment is situated on the second floor and has been recently refurbished by the current owner.

The apartment boasts a well appointed one bedroom layout comprising a living room with picturesque garden views, a newly fitted kitchen, and a modern shower room. Must be 60 yrs or above.

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ENTRANCE HALL

Entrance door, built in cupboard, electric wall mounted heater, and wood effect flooring.

LIVING ROOM

17'7 x 10'2 (5.36m x 3.10m)

Two UPVC double glazed windows, electric wall mounted fire, and wood effect flooring.



SHOWER ROOM

6'11 x 5'4 (2.11m x 1.63m)

Walk in shower cubicle with an electric shower fitment over, WC with a push flush, washbasin, tiled walls, and wood effect flooring.



COMMUNAL HALLWAY

Entrance door, lift access to upper floors, managers office and access to the communal residents lounge.

COMMUNAL LOUNGE

Accessible for all residents.

EXTERNALLY

The property benefits from delightful communal gardens together with residents parking spaces.



NOTES

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

Lease Information: We are advised that the lease 139 years from 1987

Council Tax Band: A

EPC Rating: C



KITCHEN

6'10 x 7'3 (2.08m x 2.21m)

UPVC double glazed window, fitted wall and base units with quartz worktop, four ring electric hob with an extractor fan over, integral oven, sink with a bronze mixer tap over, and wood effect flooring.



BEDROOM

14'3 x 8'8 (max) (4.34m x 2.64m (max))

UPVC double glazed window, built in wardrobe, and an electric wall mounted heater.