



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.

75% SHARED OWNERSHIP - NO RENT PAYABLE ON THE REMAINING 25%. - READY FOR OCCUPATION NOW. Located close to the centre of Buxton, Devonshire Place is a recently constructed retirement-plus property offering excellent living space, communal gardens, an onsite bistro, lift access, and allocated parking. This larger than average first floor two-bedroom apartment comprises an entrance hallway, a good-sized living room, a fitted kitchen, two double bedrooms, the main bedroom featuring a walk-in wardrobe, a shower room, and a WC. This superb block of retirement apartments benefits from numerous features including a hobbies room, a laundry room, mobile scooter storage and much more.

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ENTRANCE HALL

Intercom, wall mounted electric heater, and a spacious built in cupboard.



LIVING ROOM

25'01 x 12'5 (max) (7.65m x 3.78m (max))
uPVC double glazed window, wall mounted electric heater.



FITTED KITCHEN

7'4" x 8'0" (max) (2.24m x 2.44m (max))
uPVC double glazed window, fitted kitchen wall and base units, four ring electric hob, integral oven, sink and drainer with a chrome mixer tap over, integral fridge freezer, and wooden flooring.



BEDROOM ONE

12'9 x 10'2 (3.89m x 3.10m)
uPVC double glazed window, wall mounted electric heater, and access to a walk in wardrobe.



BEDROOM TWO

15'3 x 10'3 (max) (4.65m x 3.12m (max))
uPVC double glazed window, and wall mounted electric heater



SHOWER ROOM

7'4" x 6'11" (maximum) (2.24m x 2.13m (maximum))
Wet room style shower, WC with a push flush, wash hand basin with a chrome mixer tap, chrome ladder style radiator, part tiled walls and tiled flooring.



WC

WC with a push flush, wash basin with a mixer tap over, part tiled walls and tiled flooring.



EXTERIOR

The apartment offer access to communal gardens as well as allocated parking.



NOTES

Tenure: Leasehold
Lease length: 999 years from 2022
Council Tax Band: C
EPC Rating: B



INCLUDED WITHIN THE SERVICE CHARGE

Electricity, heating, and lighting (communal areas)
Water and sewage (communal areas and apartments) Professional fees
Maintenance of building and gardens
Emergency 24/7 call system
Camera entry system
Building insurance
Future maintenance fund
One-hour domestic assistance each week
Laundry room facilities

