

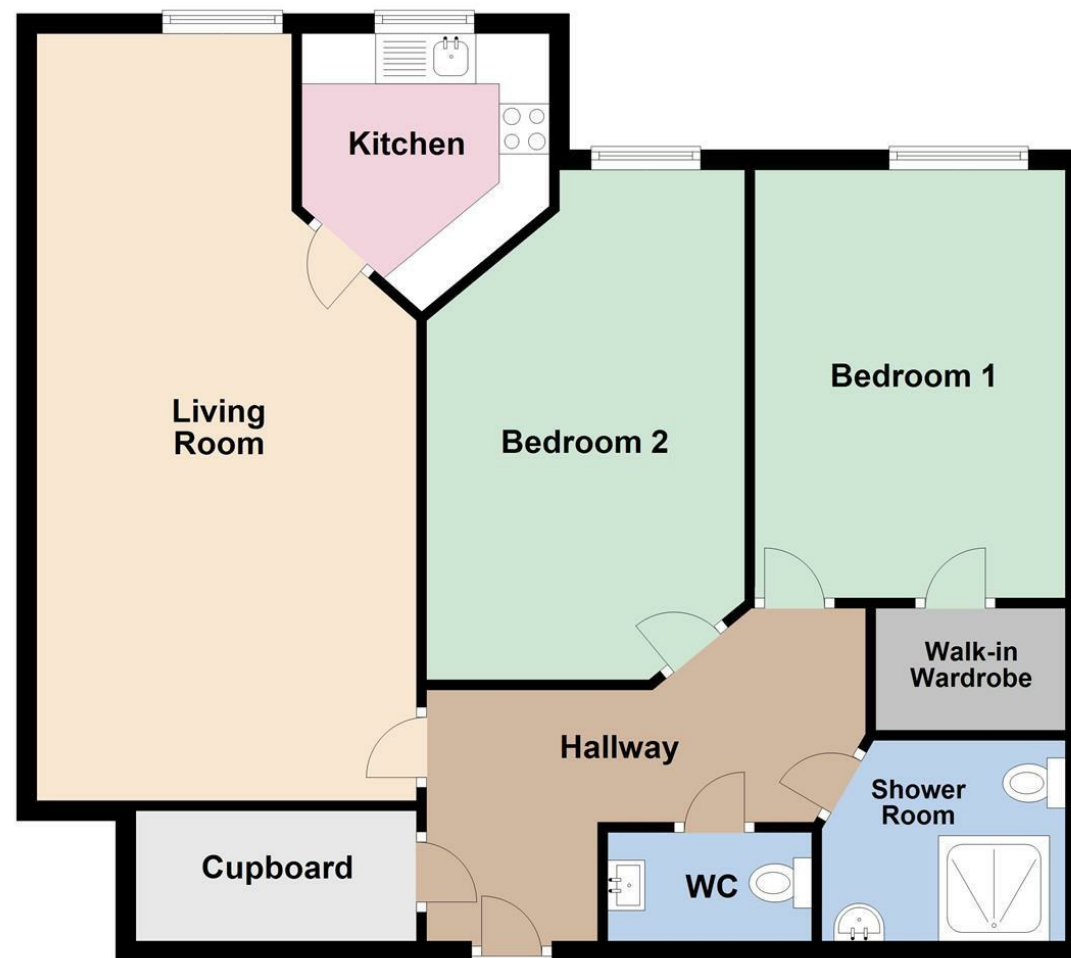


Wright Marshall
Estate Agents

APARTMENT 37 DEVONSHIRE PLACE, STATION
ROAD, BUXTON SK17 6GP

75% SHARED OWNERSHIP £225,000

First 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.
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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.



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

