



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.

NO ONWARD CHAIN - Situated in a highly sought-after residential area, this spacious **TWO BEDROOM** second-floor flat is conveniently located **CLOSE TO THE TOWN CENTRE** and its range of amenities, including the Opera House, Pavilion Gardens, and shopping centre. Although the flat requires some modernisation, it presents excellent potential. The accommodation comprises a private first-floor entrance hall with stairs leading to the flat, a generously sized living room, a fitted kitchen, two bedrooms, and a shower room. Externally, there are communal gardens and a designated **OFF ROAD PARKING** space.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

NO ONWARD CHAIN - Situated in a highly sought-after residential area, this spacious TWO BEDROOM second-floor flat is conveniently located CLOSE TO THE TOWN CENTRE and its range of amenities, including the Opera House, Pavilion Gardens, and shopping centre. Although the flat requires some modernisation, it presents excellent potential. The accommodation comprises a private first-floor entrance hall with stairs leading to the flat, a generously sized living room, a fitted kitchen, two bedrooms, and a shower room. Externally, there are communal gardens and a designated OFF ROAD PARKING space.

FIRST FLOOR ENTRANCE HALL

Entrance door, uPVC double glazed window, electric wall mounted heater, and stairs to the flat.



KITCHEN

10'1 x 14'7 (3.07m x 4.45m)
 Double glazed window, a range of wall and base units, four ring electric hob, integral oven and grill, stainless steel 1.5 bowl sink with mixer tap, integral fridge and freezer, and a wall mounted electric heater.



BEDROOM ONE

17'6 x 13'3 (5.33m x 4.04m)
 Double glazed window, fitted wardrobes, and an electric wall mounted heater.



BEDROOM TWO

16'2 x 7'5 (4.93m x 2.26m)
 Double glazed window and a wall mounted electric heater.



SHOWER ROOM

5'10 x 7'9 (1.78m x 2.36m)
 Double glazed window, enclosed shower cubicle with wall mounted shower fitment, WC, pedestal wash basin with mixer tap over, and part tiled walls.



EXTERIOR

The property grants access to a communal garden area. Additionally, it includes an assigned parking space for one car.



SECOND FLOOR

HALLWAY

14'2 x 7'9 (max) (4.32m x 2.36m (max))
 Electric wall mounted heater, intercom, built in cupboard, and wooden flooring.



LIVING ROOM

17'9 x 14'4 (5.41m x 4.37m)
 Two uPVC double glazed windows, electric fire, and a wall mounted electric heater.

NOTES

Tenure: Leasehold
 Lease Length: 125 years from October 2018
 Council Tax Band: B
 EPC Rating: TBC