

**Lower Ground Floor**



This TWO BEDROOM lower ground floor apartment comprises a dining kitchen, inner hallway, a good sized living room, TWO DOUBLE BEDROOMS, and a fitted bathroom.

Located close to the centre of Buxton, the apartment offers excellent access to local shops, bars, and restaurants, as well as transportation, being just 0.5 miles from the train station. is offered to the market with NO ONWARD CHAIN.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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#### LIVING ROOM

14'06 x 12'07 (4.42m x 3.84m)

Timber framed bay window and a radiator.



#### KITCHEN

10'09 x 12'06 (3.28m x 3.81m)

Timber door, fitted kitchen units to the base and eye level, stainless steel sink and drainer with a chrome mixer tap, four ring gas hob, integral oven, integral fridge freezer, integral dishwasher, plumbing for a washing machine, radiator and tiled flooring.



#### HALLWAY

Radiator.

#### BEDROOM ONE

14'06 x 12'07 (4.42m x 3.84m)

Timber framed bay window and a radiator.



#### BEDROOM TWO

12'06 x 12'08 (3.81m x 3.86m)

Timber framed sash window, and a radiator.



#### BATHROOM

9'0 x 6'05 (2.74m x 1.96m)

Bath with a chrome shower fitment, WC with a push flush, wash basin with a chrome mixer tap, chrome ladder style radiator, part tiled walls and tiled flooring



#### STORE ROOM

5'11 x 6'06 (1.80m x 1.98m)

Radiator and wood effect flooring.

#### EXTERIOR

The property offers allocated parking.

