

OFFERED FOR SALE WITH NO ONWARD CHAIN. A delightful TOP FLOOR APARTMENT with LIFT ACCESS is located within the desirable Heathfield Gardens close to the centre of Buxton. The property comprises an entrance hallway, a spacious living room with a bay window, a fitted kitchen, TWO BEDROOMS (one with an en-suite), and a family bathroom. Externally, the apartment benefits from residents' parking, attractive communal gardens and a private GARAGE.

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.

A delightful TOP FLOOR APARTMENT with LIFT ACCESS & GARAGE, located within the desirable Heathfield Gardens, offering a tranquil, leafy setting just a short walk from Buxton Opera House and the Pavilion Gardens. The property comprises an entrance hallway, a spacious living room with a bay window, a fitted kitchen, TWO BEDROOMS (one with an en-suite), and a family bathroom. Externally, the apartment benefits from residents' parking, attractive communal gardens, and a private GARAGE. OFFERED FOR SALE WITH NO ONWARD CHAIN.

COMMUNAL ENTRANCE

Lift access and intercom.

HALLWAY

Entrance door, built-in cupboard, radiator, oak flooring, and access via drop down ladder to the fully boarded loft space.



LIVING ROOM

25'6 x 11'11 (7.77m x 3.63m)
uPVC double-glazed bay window with a built-in window seat, additional uPVC double-glazed window, living flame gas fire, radiator, and wooden flooring.



KITCHEN

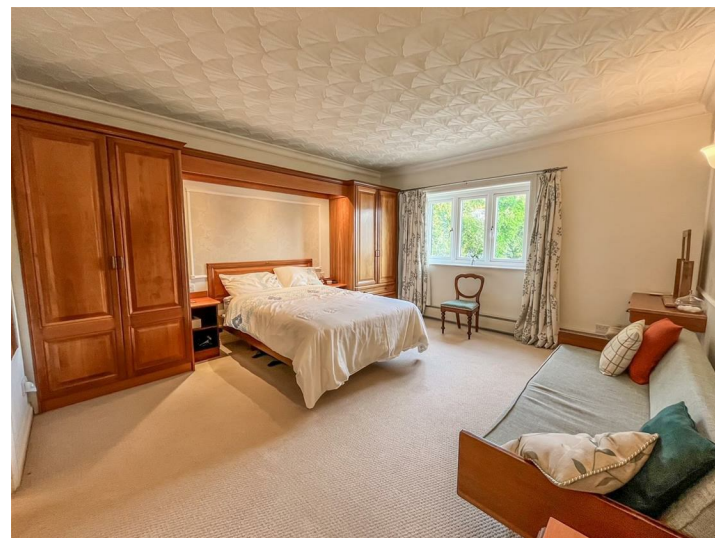
10'5 x 8'4 (3.18m x 2.54m)
uPVC double-glazed window, a range of fitted wall and base units with a wooden worktop, four-ring gas hob with extractor

hood, integrated oven, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, integrated dishwasher and Karndean vinyl flooring.



BEDROOM ONE

14'8 x 13'4 (4.47m x 4.06m)
uPVC double-glazed window, fitted wardrobes, and skirting radiators.



EN-SUITE

5'3 x 7'6 (1.60m x 2.29m)
Enclosed corner shower cubicle with wall-mounted shower, WC with push flush, washbasin with mixer tap, ladder-style radiator, tiled walls, and wood-effect flooring.



BEDROOM TWO

10'6 x 8'8 (3.20m x 2.64m)
uPVC double-glazed window and a radiator.



BATHROOM

5'3 x 7'10 (1.60m x 2.39m)
Bath with mixer tap and handheld shower attachment, WC, pedestal washbasin, ladder-style radiator, and part-tiled walls.



EXTERIOR

Heathfield Gardens features charming communal gardens and provides residents and visitors with ample parking spaces.



GARAGE

17'8 x 8'7 (5.38m x 2.62m)



NOTES

Tenure: Leasehold
Lease length: 999 years from 1990
Council Tax Band: D
EPC Rating: TBC
All of the windows in the property have been completely replaced with new uPVC double-glazed units within the last year.