



Wright Marshall  
Estate Agents

FLAT 17 HEATHFIELD GARDENS, PARK ROAD,  
BUXTON SK17 6TN

£269,950



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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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

25'5" x 11'10" (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 8'3" (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

14'7" x 13'3" (4.47m x 4.06m)  
uPVC double-glazed window, fitted wardrobes, and skirting radiators.



EN-SUITE

5'2" 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

10'5" x 8'7" (3.20m x 2.64m)  
uPVC double-glazed window and a radiator.



BATHROOM

5'2" 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: C  
All of the windows in the property have been completely replaced with new uPVC double-glazed units within the last year.