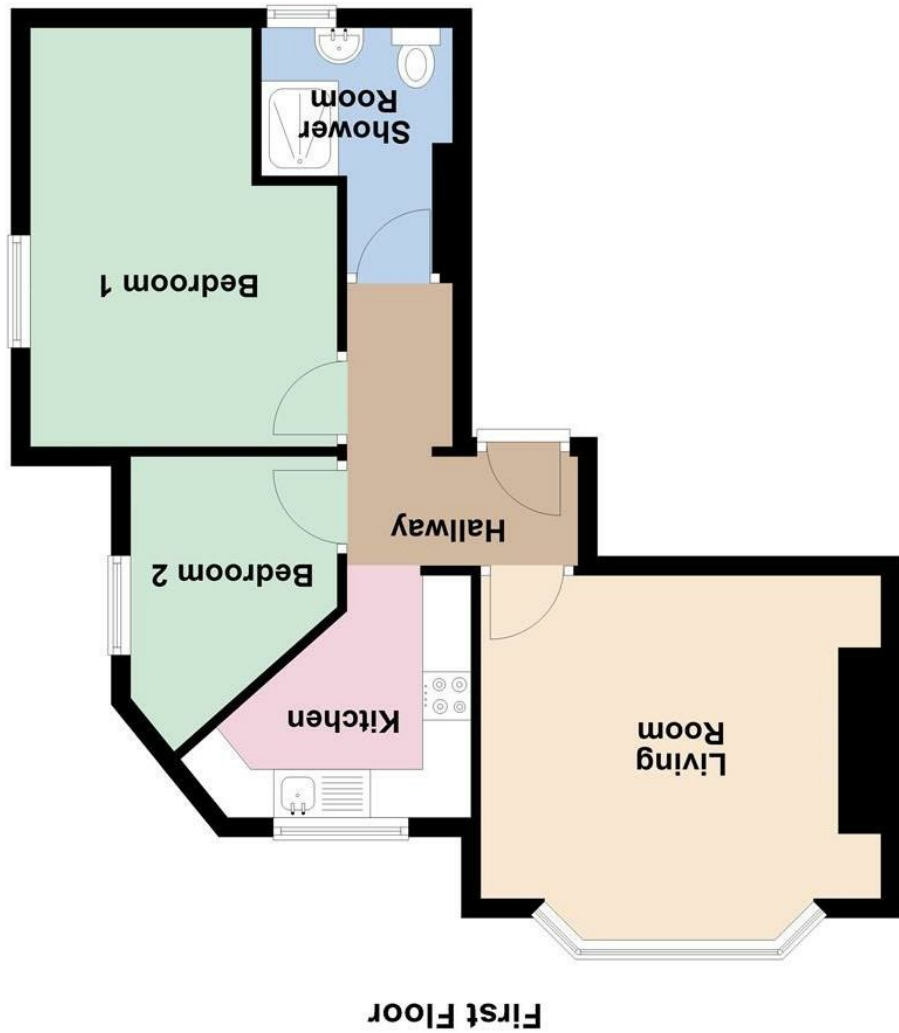
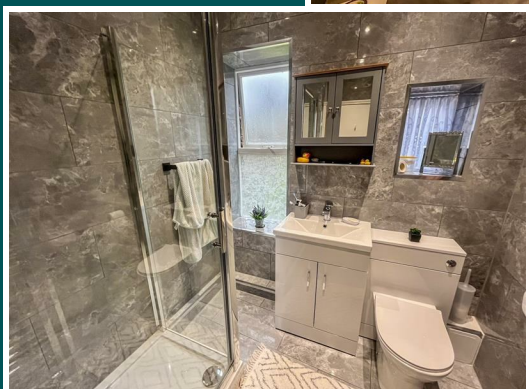
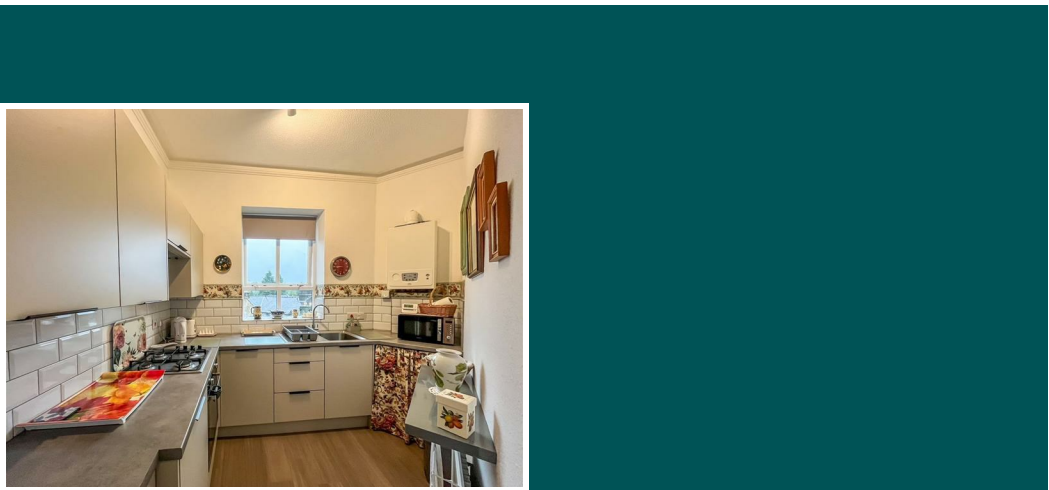


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.



ASKING PRICE £165,000



4 PAVILION MANSIONS  
HARTINGTON ROAD

BUXTON  
SK17 6JG

2 1 1 D

COUNCIL TAX BAND: A





Offered for sale with NO ONWARD CHAIN and OFF-ROAD PARKING, this fully refurbished first floor apartment is located near Buxton town centre, providing easy access to amenities. The home features Karndean wood effect flooring throughout, an entrance hall with an intercom system, a spacious living room, a modern fitted kitchen, two bedrooms, and a contemporary shower room.

**Hallway**

Intercom and Karndean wood-effect flooring.

**Living Room**

11'1 x 13'8 / 3.38m x 4.17m

Double glazed bay window, radiator, Karndean wood effect flooring.

**Kitchen**

7'8 x 8'4 / 2.34m x 2.54m (max)

Double glazed window, fitted base and wall units, four ring gas hob, oven, stainless steel sink and drainer with mixer tap, integral fridge, plumbing for washing machine, recently installed boiler, radiator, Karndean wood effect flooring.

**Bedrooms One**

14'3 x 10'5 / 4.34m x 3.18m

Double glazed window, radiator, Karndean wood effect flooring.

**Bedrooms Two**

8 x 7'2 / 2.44m x 2.18m (max)

Double glazed window, radiator, Karndean wood effect flooring.

**Shower Room**

6'8 x 5'11 / 2.03m x 1.80m

window, enclosed shower cubicle with wall mounted fixture, WC with push flush, washbasin with mixer tap, ladder style radiator, tiled walls and flooring.

**Pakring**

The property include one allocated parking space

**Notes**

Tenure: Leasehold

Lease Term: 999 years from 1987

Annual Service Charge: £1,166.80

Annual Ground Rent: £25

Council Tax Band: A

EPC Rating: D