



Wright Marshall
Estate Agents

18 TEMPLE COURT TEMPLE ROAD, BUXTON
SK17 9BA

GUIDE PRICE £299,950

Top Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



NO ONWARD CHAIN. This TWO-BEDROOM APARTMENT is located in the popular development of Temple Court, within a sought-after location just a short distance from the centre of Buxton. Situated on the third floor, the property offers spacious well presented accommodation spanning approximately 1,238 sq ft and comprises an entrance hallway, hall/study, modern kitchen with contemporary fittings, a generous living room, two spacious double bedrooms (one with an en-suite shower room), and an additional shower room. The property was refurbished in 2021/2022, including a new kitchen, both shower rooms, and a new heating system. LIFT ACCESS and an INTERCOM system provide additional convenience. Externally, the property benefits from ALLOCATED PARKING FOR ONE CAR, pleasant communal gardens and seating area, and is conveniently located near local amenities and transport links.

MISREPRESENTATION ACT 1967.

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MAIN ENTRANCE HALL

Entrance door and a built-in cupboard

INNER HALL / STUDY AREA

13'8 x 6'3 (4.17m x 1.91m)
Double-glazed window, electric radiator.



KITCHEN

11'11 x 12'2 (3.63m x 3.71m)
Double-glazed windows, contemporary fitted wall and base units, four-ring NEFF hob, NEFF oven and microwave, stainless steel sink and drainer with mixer tap over include installing boiler water setting, integral NEFF dishwasher, plumbing for a washing machine, space for a dryer, electric radiator, and tiled flooring.



LIVING ROOM

13'10 x 23 (4.22m x 7.01m)
Two double-glazed windows, one of which has secondary glazing, and three electric radiators.



REAR ENTRANCE HALL

Entrance door, double-glazed window with secondary glazing, and an electric radiator.



BEDROOM ONE

15'4 x 16'7 (into bay) (4.67m x 5.05m (into bay))
Two double-glazed windows, both with secondary glazing, and two electric radiators.



SHOWER ROOM

9'5 x 5'2 (2.87m x 1.57m)
Walk-in shower cubicle with a wall-mounted shower fitment, WC with push-flush, wash basin with mixer tap over, built-in cupboard, ladder-style radiator, and tile-effect flooring.



EN-SUITE

8'1 x 11'4 (2.46m x 3.45m)
Double-glazed window with secondary glazing, enclosed shower cubicle with a wall-mounted shower fitment, WC, pedestal wash basin, built-in cupboard, ladder-style radiator, wall-mounted electric radiator, part-tiled walls, and tile-effect flooring.



EXTERIOR

One parking space and access to communal seating area.

NOTES

Tenure: Leasehold
Lease Length: 999 years from 1990
Council Tax Band: C
EPC Rating: D

BEDROOM TWO

14'10 x 14'2 (4.52m x 4.32m)
Double-glazed window with secondary glazing, built-in cupboard, and an electric radiator.