

First 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.



Located close to the centre of Buxton, Devonshire Place is a recently constructed retirement-plus property offering excellent living space, communal gardens, an onsite bistro, lift access, and allocated parking. This larger than average first floor two-bedroom apartment comprises an entrance hallway, a good-sized living room, a fitted kitchen, two double bedrooms, the main bedroom featuring a walk-in wardrobe, a shower room, and a WC. This superb block of retirement apartments benefits from numerous features including a hobbies room, a laundry room, mobile scooter storage and much more.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
 T. 01298 23038 | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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.

Located close to the centre of Buxton, Devonshire Place is a recently constructed retirement-plus property offering excellent living space, communal gardens, an onsite bistro, lift access, and allocated parking. This larger than average first floor two-bedroom apartment comprises an entrance hallway, a good-sized living room, a fitted kitchen, two double bedrooms, the main bedroom featuring a walk-in wardrobe, a shower room, and a WC. This superb block of retirement apartments benefits from numerous features including a hobbies room, a laundry room, mobile scooter storage and much more.

ENTRANCE HALL

Intercom, wall-mounted electric heater, and two built-in cupboards.



LIVING ROOM

17 x 19 (5.18m x 5.79m)
uPVC double-glazed double doors with a Juliet balcony, wall-mounted electric heater, and a built-in cupboard.



FITTED KITCHEN

6'10 x 11'10 (2.08m x 3.61m)
uPVC double-glazed window, fitted kitchen wall and base units, four-ring electric hob, integrated oven, sink and drainer with chrome mixer tap, integrated fridge freezer, and wooden flooring.



BEDROOM ONE

17'10 x 9'11 (5.44m x 3.02m)
uPVC double-glazed window, wall-mounted electric heater, and access to a walk-in wardrobe.



BEDROOM TWO

13'10 x 11'6 (max) (4.22m x 3.51m (max))
uPVC double-glazed window and wall-mounted electric heater.



SHOWER ROOM

7 x 7'4 (2.13m x 2.24m)
Wet room-style shower, WC with push flush, wash hand basin with chrome mixer tap, chrome ladder-style radiator, part-tiled walls, and tiled flooring.



WC

WC with push flush, wash basin with mixer tap, part-tiled walls, and tiled flooring.



EXTERIOR

The apartment offers access to communal gardens as well as allocated parking.



NOTES

Tenure: Leasehold
Lease length: 999 years from 2022
Council Tax Band: C
EPC Rating: B

INCLUDED WITHIN THE SERVICE CHARGE

- Electricity, heating, and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Professional fees
- Maintenance of the building and gardens
- Emergency 24/7 call system
- Camera entry system
- Building insurance
- Future maintenance fund
- One-hour domestic assistance each week
- Laundry room facilities

MCCARTHY STONE RETIREMENT LIVING PLUS

1. Domestic Assistance
 2. On-Site Catering
 3. Personal Care Services
 4. Technology Support
 5. Social Activities
 6. Transportation Services
 7. Maintenance and Repairs
 8. Guest Suites
 9. 24/7 Emergency Support
- For full details please follow the links - <https://www.mccarthyandstone.co.uk/services/independent-lifestyle-support-services/>