



Wright Marshall
Estate Agents

FLAT 3, 13 PARKHURST PARK ROAD, BUXTON
SK17 6SG

£199,995



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

MISREPRESENTATION ACT 1967.

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No onward chain – Situated in a highly sought-after residential area, this spacious two-bedroom second-floor flat, offering approximately 1,129 sq ft of accommodation, is conveniently located close to the town centre and its range of amenities, including the Opera House, Pavilion Gardens, and shopping centre. The property has been recently refurbished throughout, featuring a new heating system, new kitchen, new bathroom, new carpets, and full redecoration. The building has also benefited from a new roof. The accommodation features a private first-floor entrance leading up to the flat, a spacious living room, a contemporary fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Outside, residents benefit from communal gardens and a designated off-road parking space.

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FIRST FLOOR ENTRANCE HALL

Entrance door, uPVC double glazed window, electric wall mounted heater, and stairs to the flat.

SECOND FLOOR

HALLWAY

14'2 x 7'9 (max) (4.32m x 2.36m (max))
Electric wall mounted heater, intercom, built in cupboard, and wooden flooring.



LIVING ROOM

17'9 x 14'4 (5.41m x 4.37m)
Two uPVC double glazed windows, electric fire, and a wall mounted electric heater.



KITCHEN

10'1 x 14'7 (3.07m x 4.45m)
Double glazed window, a range of wall and base units, four ring electric hob, integral oven and grill, stainless steel 1.5 bowl sink with mixer tap, wall mounted electric heater. built in cupboard, and wood effect flooring.



BEDROOM ONE

17'6 x 13'3 (5.33m x 4.04m)
uPVC double glazed window, fitted wardrobes, and an electric wall mounted heater.



BEDROOM TWO

16'2 x 7'5 (4.93m x 2.26m)
uPVC double glazed window and a wall mounted electric heater.



SHOWER ROOM

5'10 x 7'9 (1.78m x 2.36m)
uPVC double glazed window, enclosed shower cubicle with wall mounted shower fitment, WC, pedestal wash basin with mixer tap over, and wood effect flooring.



EXTERIOR

The property grants access to a communal garden area. Additionally, it includes an assigned parking space for one car.



NOTES

Tenure: Leasehold
Lease Length: 125 years from October 2018
Council Tax Band: B
EPC Rating: TBC