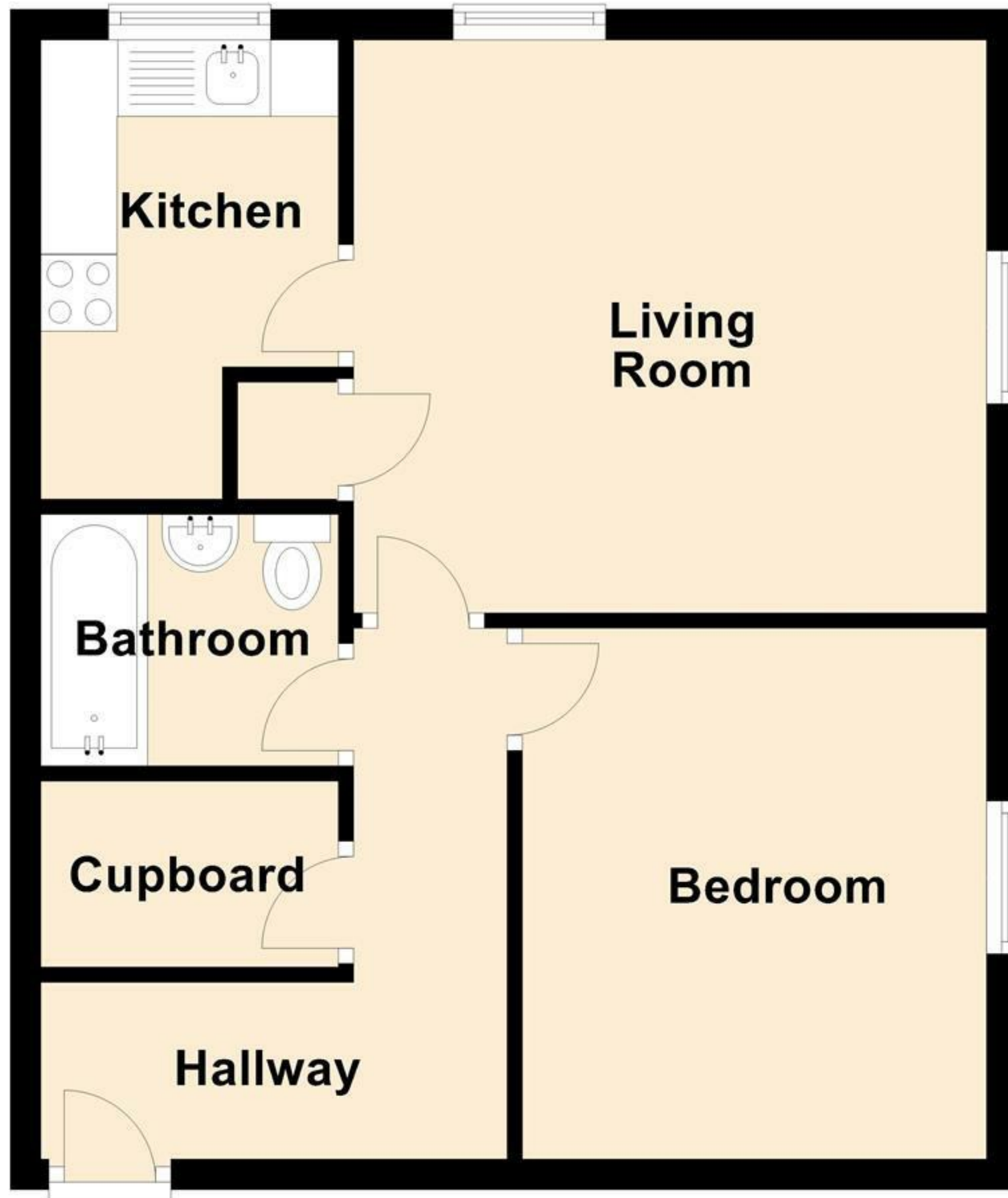


## Second Floor



Located in popular residential area close to Buxton Opera House. Situated on the second floor and comprising; Entrance hallway, living room, fitted kitchen, double bedroom with fitted wardrobes, and a fitted bathroom. Externally there is access to the communal gardens.

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.

Situated on the SECOND FLOOR and comprising; Entrance hallway, living room, fitted kitchen, DOUBLE BEDROOM with fitted wardrobes, and a fitted bathroom. Externally there is access to the communal gardens. Located in popular residential area close to Buxton Opera House.

### HALLWAY

Timber fire door, intercom system and loft access.

### LIVING ROOM

12'08 x 13'07 (3.86m x 4.14m)

Two UPVC windows, electric heater and built in cupboard.



### KITCHEN

9'10 x 6'06 (3.00m x 1.98m)

UPVC double glazed window, fitted kitchen units to the base and eye level, stainless steel sink with chrome taps over, space for cooker, plumbing for washing machine and tiled floors.



### BEDROOM

11'05 x 10'04 (3.48m x 3.15m)

UPVC double glazed window and fitted wardrobes.



### BATHROOM

5'05 x 6'06 (1.65m x 1.98m)

Bath with electric shower attachment, wash basin with chrome taps, WC, tiled walls and wood effect flooring.



### EXTERIOR

Residents parking and access to the communal gardens.

### NOTES

Tenure: Leasehold

Lease Information: 125 years from January 1989

Council Tax Band: A

EPC Rating: C

### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the

purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.