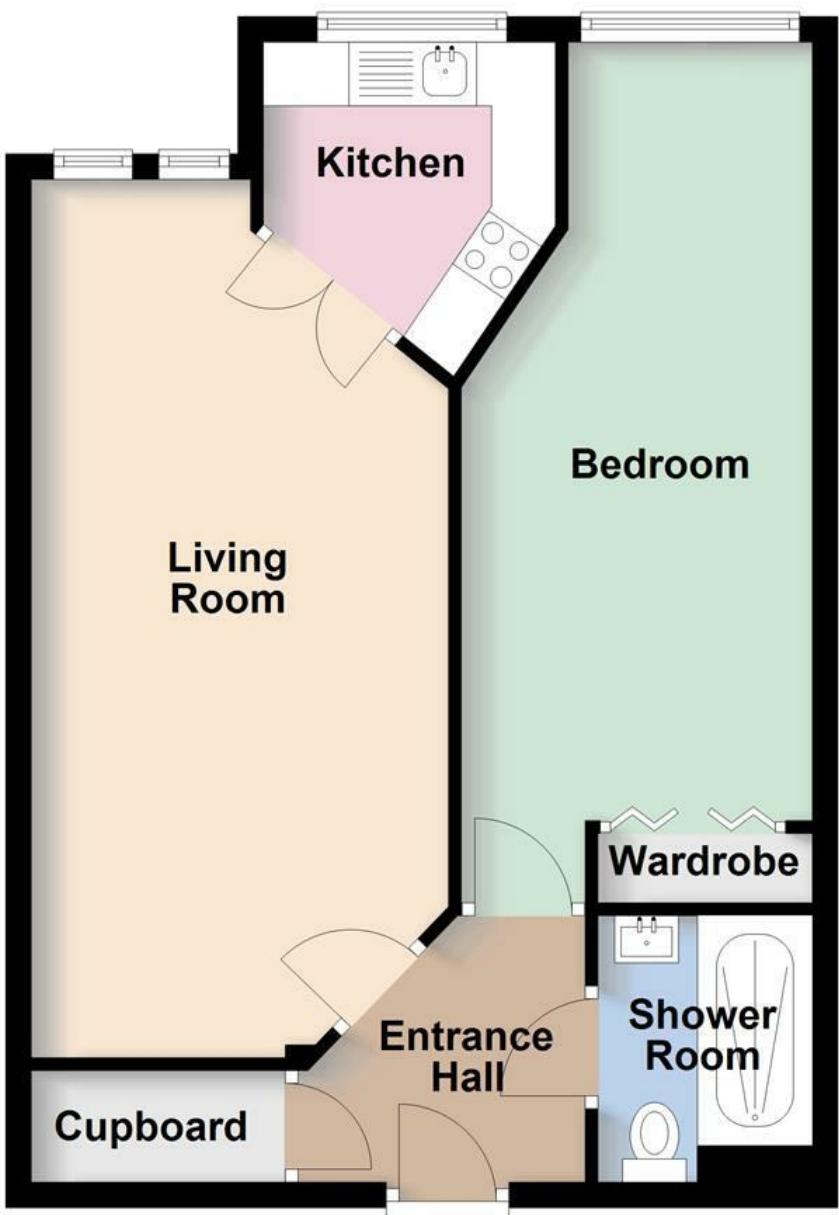




**First Floor**



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.



NO ONWARD CHAIN – A well-presented one-bedroom first-floor retirement apartment with LIFT ACCESS, set within this popular McCarthy & Stone development just a short walk from the town centre.

The apartment includes an entrance hall with built-in storage, a bright living room, a fitted kitchen, a double bedroom with built-in wardrobe, and a shower room.

The development benefits from a range of communal facilities including a residents' lounge, communal laundry, and guest suite. There is a Development Manager on site and a 24-hour emergency Appello system. Well-maintained communal gardens and social activities such as coffee mornings and bingo nights are also available.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

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MISREPRESENTATION ACT 1967.

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#### GROUND FLOOR COMMUNAL ENTRANCE

Residents lounge and Managers office. Stairs and lift to all floors.

#### ENTRANCE HALL

Entrance door and a built-in cupboard.

#### LIVING ROOM

22'7 x 10'7 (max) (6.88m x 3.23m (max))

Two double glazed windows and an electric radiator.



#### KITCHEN

8'7 x 7'6 (max) (2.62m x 2.29m (max))

Double glazed window, fitted wall and base units, four-ring electric hob, integrated oven, stainless steel sink and drainer with mixer tap over, and wood-effect flooring.



#### BEDROOM

20 x 9'2 (max) (6.10m x 2.79m (max))

Double glazed window, built-in wardrobe, and an electric radiator.



#### SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)

Enclosed shower cubicle with electric shower fitment, wash basin, WC, and tiled flooring.



#### NOTES

Tenure: Leasehold 125 years from 2000

Council Tax Band: B

EPC Rating: B

#### DISCLAIMER

In accordance with the Estate Agents Act 1979, we must declare that the seller of this property is a relative of an employee of Wright Marshal .