

**Bakewell Court, Buxton SK17 7TX** 







welcome to

## **Bakewell Court, Buxton**

Spacious two-bedroom upper floor flat













#### **Communal Entrance Hall**

Glazed double doors open to the ground floor and stairs rise to the second floor landing, a further door leads to an inner hall where there is access to two apartments including No. 15.

#### Hall

A good sized hall with a storage cupboard.

#### **Living Room And Kitchen**

Irregular Shaped Room 19'  $\times$  17' 5" (5.79m  $\times$  5.31m) Open plan arrangement where there is a fitted kitchen with appliances, space for lounging and dining.

There are large windows that offer delightful and elevated views.

#### **Bedroom One**

11' 6" x 8' 10" ( 3.51m x 2.69m ) A double room with rear windows and distant views.

#### **Bedroom Two**

11' 6" x 10' 2" ( 3.51m x 3.10m )
A double room with rear windows and distant views.

#### **Bathroom**

7' 7"  $\times$  5' 11" (  $2.31m \times 1.80m$  ) A white and chrome suite including a bath, wash basin and a W.C

#### **Communal Area**

Parking area and refuse area to the front. A path leads down stairs to the communal entrance.

#### **Tenure**

The property is leasehold. 125 years from 1st January 2006 Ground rent £1 per year

### **Service Charge**

The service charge is £1,175.96 per year.





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## **Bakewell Court, Buxton**

Spacious two double bedroom apartment.

Second Floor with stunning views.

Central heating and double glazing.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1700.76

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000

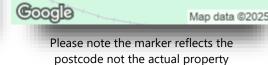




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Property Ref: BAK107182 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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