



Monsal Flat 5 Lincoln House 20 London Road

Buxton, SK17 9NX

£175,000



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We are delighted to offer for sale these individual 1 and 2 bedrooomed flats conveniently located for Higher Buxton and within easy reach of The Market Place, and it's many amenities . Each flat benefits from uPVC sealed unit double glazing and electric central heating and each 2 bedrooomed has an off road parking space. There is a communal garden to the rear, patio, and covered decked areas, and each one is superbly fitted and presented throughout to the very highest of standards. Each flat is ideal for a first time buyer, or investor purchaser alike and each flat has been run as a successful holiday let. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and the property can be found after a short while on the right hand side.

GROUND FLOOR

Communal Entrance Hall

With wall mounted electric radiator and uPVC sealed unit double glazed window to the rear garden.

SECOND FLOOR

Entrance Hall

With stairs to the third floor. Wall mounted electric radiator.

Dining Kitchen

Fitted throughout with an excellent quality range of base units and working surfaces incorporating a stainless steel single drainer sink unit with tiled

splashbacks. With integrated stainless steel oven with four ring ceramic hob and stainless steel extractor over. With integrated larder fridge and integrated washing machine. uPVC sealed unit double glazed window to rear, wood effect flooring and cupboard with hot water boiler.

Lounge

13'4" x 13'3" (4.06m x 4.04m)

With uPVC sealed unit double glazed window to front, television aerial point and wall mounted electric radiator.

Bedroom One

16'6" x 12' narrowing to 10'6" (5.03m x 3.66m narrowing to 3.20m)

With uPVC sealed unit double glazed window to front and wall mounted electric radiator.

En Suite Shower Room

With part tiled walls and fitted with an excellent quality suite comprising a fully tiled and glazed shower cubicle with shower, low level suite wc and pedestal wash basin. With an extractor fan and heated towel rail.

Bedroom Two

13'1" x 9'1" (3.99m x 2.77m)

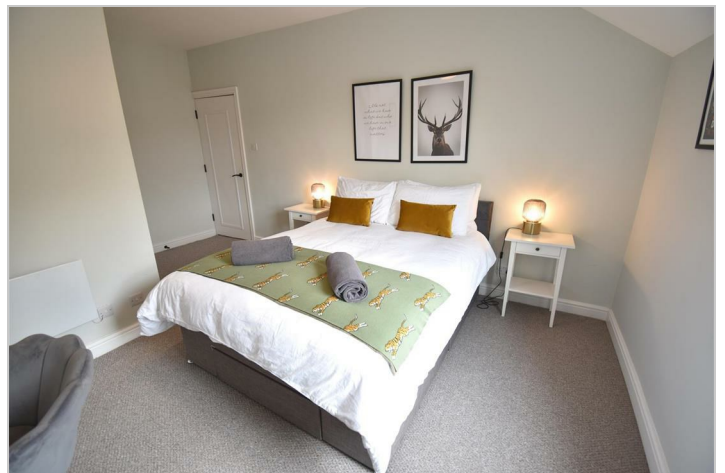
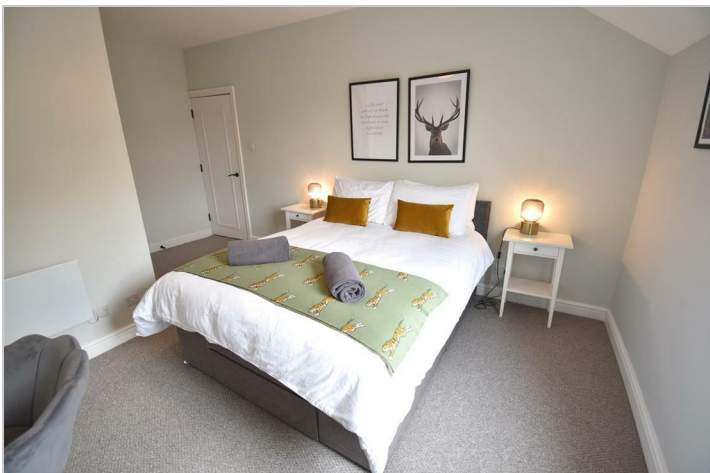
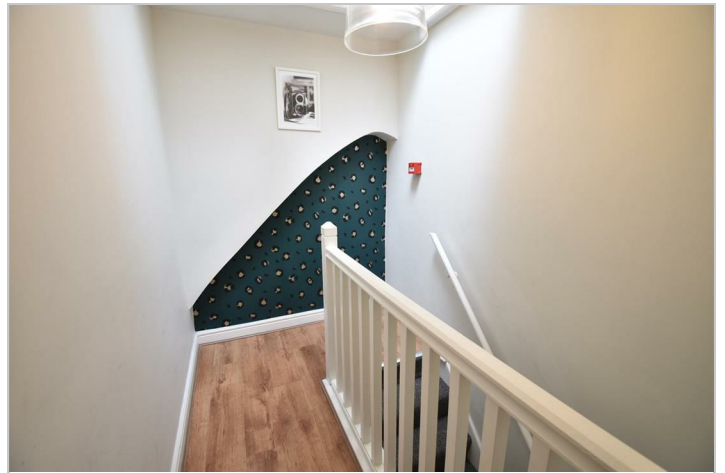
With a wall mounted electric radiator and uPVC sealed unit double glazed window to rear.

Bathroom

With part tiled walls and fitted with an excellent quality suite comprising of a bath with shower over and shower screen, low level suite wc and pedestal wash hand basin. Frosted uPVC sealed unit double glazed window, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is an allocated parking space. At the rear is a communal garden with a lawn, flagged patio areas and a covered decking area.



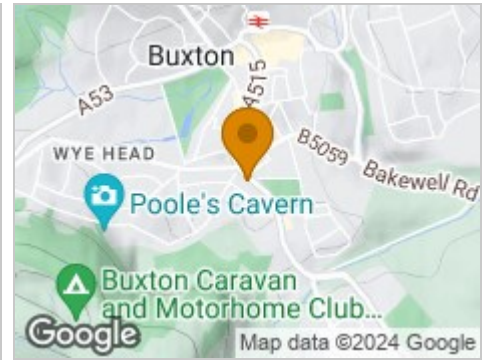
Road Map



Hybrid Map



Terrain Map



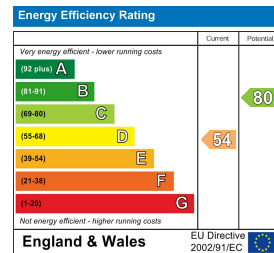
Floor Plan



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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