



Goyt Flat 4 Lincoln House 20 London Road

Buxton, SK17 9NX

£135,000



Goyt Flat 4 Lincoln House 20 London Road

Buxton, SK17 9NX

£135,000



We are delighted to offer for sale these individual 1 and 2 bedroomed 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 bedroomed 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. Travel 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 double radiator and uPVC sealed unit double glazed door leading to the garden.

FIRST FLOOR

Entrance Hall

With wood effect laminate flooring and electric radiator.

Kitchen/Lounge

15'7" x 16'0" into bay (narrowing to 12'11") (4.75m x 4.88m into bay (narrowing to 3.94m))

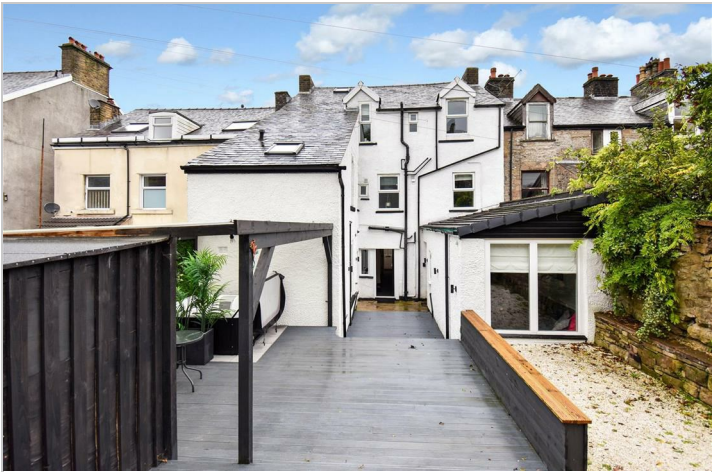
With wood effect laminate flooring throughout, fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated stainless steel oven with four ring ceramic hob and stanless steel extractor over. With integrated washing machine, integrated larder fridge and ceiling downlighters. uPVC sealed unit double glazed window to side.

Lounge area

With wood effect laminate flooring throughout, four wall light points, recessed fireplace and T.V., aerial point. With uPVC sealed unit double glazed bay window to front.

Bathroom

Fitted with an excellent quality suite and three quarter tiled throughout with a tiled bath, with shower over and shower screen, pedestal wash basin and lw level W.C. Wlth frosted uPVC sealed unit double glazed window to outside, extractor fan and cupboard with hot water boiler. Heated towel rail.



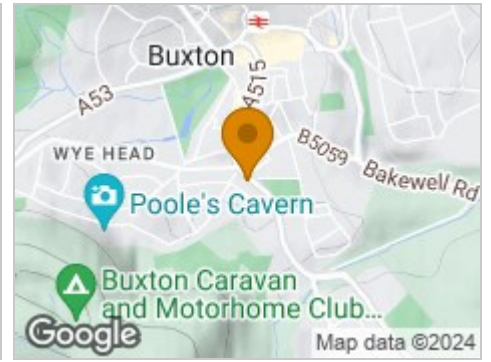
Road Map



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.

Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@jonmellor.co.uk <https://www.jonmellor.co.uk>

Energy Efficiency Graph

