



Cavendish Flat 3 Lincoln House 20 London Road

Buxton, SK17 9NX

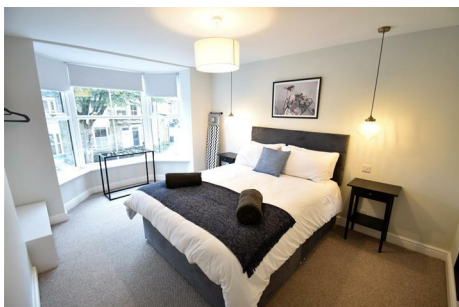
£135,000



Cavendish Flat 3 Lincoln House 20 London Road

Buxton, SK17 9NX

Tenure Leasehold Council Tax Band



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:

Communal Entrance Hall

With wood effect laminate flooring, wall mounted electric radiator and uPVC sealed unit double glazed door leading to the rear garden.

First Floor

Entrance Hall

With wood effect laminate flooring and wall mounted electric radiator.

Lounge/Dining Kitchen

19'7" x 8'5" (5.97m x 2.57m)

Fitted with an excellent quality range of base units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. With integrated stainless steel oven, four ring ceramic hob and stainless steel extractor fan over, integrated washing machine and integrated larder fridge. Wood effect laminate flooring throughout and lounge area with built-in seating. TV aerial point., two uPVC

sealed unit double glazed windows, Velux sealed unit double glazed loft window and wall mounted electric heater. Boiler cupboard with hot water tank.

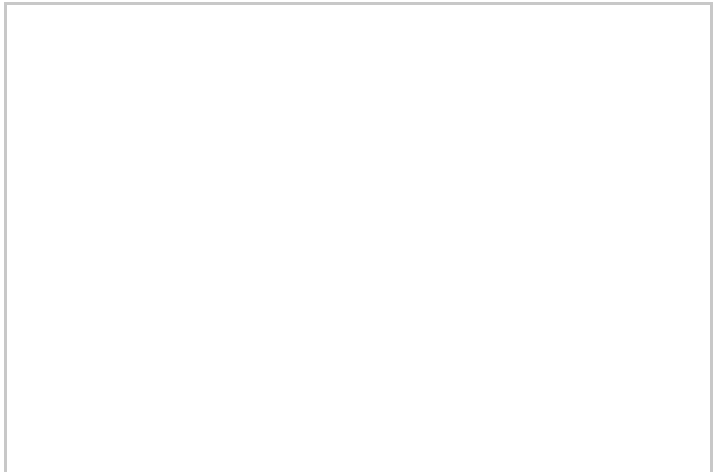
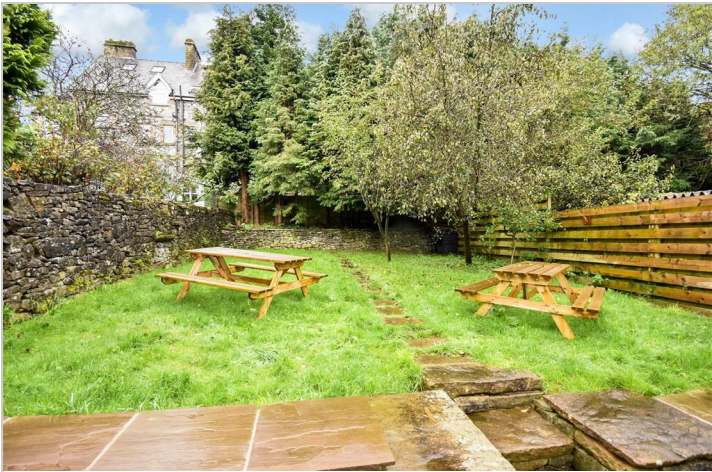
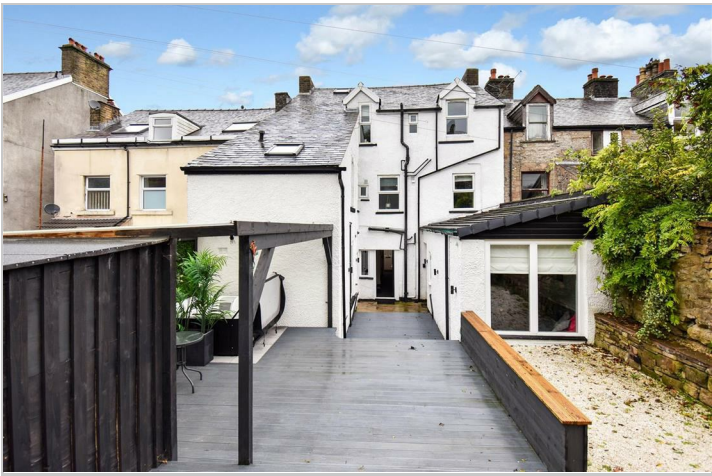
Bedroom One

15'5" x 10'8" into bay (4.70m x 3.25m into bay)

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

Bathroom

Fitted with an excellent quality suite comprising of a tiled bath with shower over and shower screen, pedestal washbasin and low-level wc. Three-quarter tiled, extractor fan, heated towel rail and frosted uPVC sealed unit double glazed window.



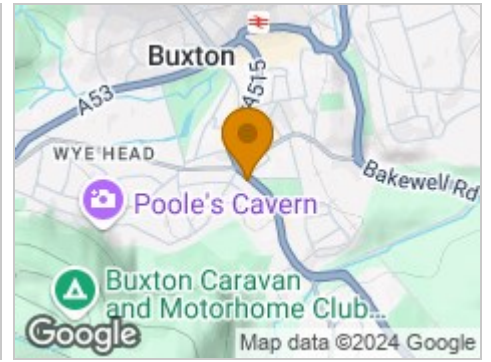
Road Map



Hybrid Map



Terrain Map



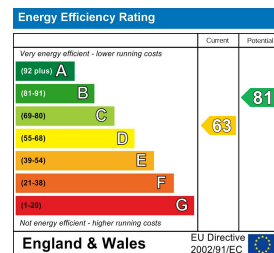
Floor Plan



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



Important Notice

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

- 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.
- 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@mellors.org.uk www.mellors.org.uk