



## Pavilion Flat 2 Lincoln House 20 London Road

Buxton, SK17 9NX

£155,000



# Pavilion Flat 2 Lincoln House 20 London Road

Buxton, SK17 9NX

£155,000



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 door leading out to the rear garden.

## PAVILION FLAT 2

### Entrance Hall

With wood effect flooring and wall mounted electric radiator. Storage cupboard with hot water boiler.

### Dining Kitchen/Lounge

17'7" x 7' 8" (5.36m x 2.13m 2.44m)

### Kitchen Area

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 stainless steel extractor over, integrated larder fridge and integrated washing machine.

### Lounge Area

With wood effect flooring, built in seating and television aerial point. With sealed unit double glazed window looking to the rear garden and uPVC frosted sealed unit double glazed window to side.

### Bedroom One

10'3" x 11'2" (3.12m x 3.40m)

Into bay. With uPVC sealed unit double glazed bay window to front and electric radiator.

### Shower Room

Part tiled and fitted with an excellent quality suite comprising a fully tiled and glazed walk in double shower cubicle, wall mounted wash hand basin and low level suite wc. Heated towel rail and extractor fan.

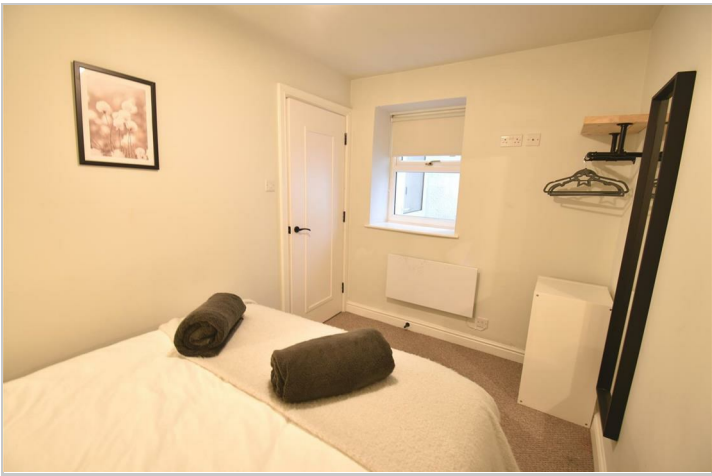
### Bedroom Two

11'7" x 7'1" (3.53m x 2.16m)

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

## OUTSIDE

To the front of the property there is an allocated off road parking space. At the rear there is a communal lawned garden with flagged patio areas and a covered decked seating area.



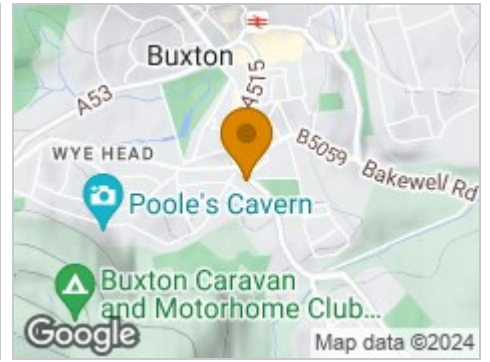
### Road Map



### Hybrid Map



### Terrain Map



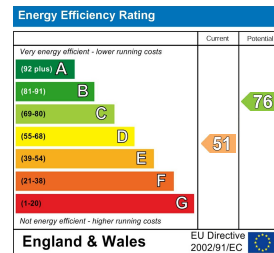
### Floor Plan



### 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



#### 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@jonmellor.co.uk](mailto:info@jonmellor.co.uk) <https://www.jonmellor.co.uk>