



# Flat 3 15 Compton Road

Buxton, SK17 9DN

£199,950



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Tenure Leasehold - Share of Freehold Council Tax Band



This fabulous three bedroom duplex apartment is situated in a popular residential area within easy reach of Higher Buxton and its many amenities. Well presented throughout, the apartment benefits from gas fired central heating and has a superb open air balcony with views over the town, accessed through French doors. With an open plan dining/kitchen and living room with two bedrooms currently used as a dining room and further lounge. The master bedroom is situated on the next floor with a useful storage room. There is allocated parking for the property. Viewing is highly recommended.

## DIRECTIONS:

From our Buxton office bear left up Terrace Road over the Market Place to the London Road traffic lights. Take the second right hand turn onto Green Lane, then first left onto Compton Road. Proceed down Compton Road and Number 15 can be seen on the left hand side.

## GROUND FLOOR

Communal entrance hall.

## FIRST FLOOR

Entrance hall with stairs to first floor.

### Entrance Hall

With single radiator and stairs to second floor.

### Hallway/Landing

17'7" x 6'3" (5.36m x 1.91m)

With single radiator.

### Open Plan Kitchen/Lounge 18'9" x 12'4" (5.72m x 3.76m)

**Kitchen Area:** Fitted with an excellent quality range of wooden base and eye level units and working surfaces incorporating a one and a half bowl stainless steel sink unit with tiled splash backs. With integrated stainless steel oven with four ring ceramic hob and extractor over. Space for a fridge/freezer, space and plumbing for a washing machine and space for a tumble dryer. With uPVC sealed unit double glazed feature window to side.

**Lounge Area:** With wood effect laminate flooring throughout, single radiator and uPVC sealed unit double glazed French doors leading out to the balcony.

### Balcony

9'9" x 7'0" (2.97m x 2.13m)

With panoramic views across the town to three sides.

### Dining Room/Bedroom Three

11'10" x 11'2" (3.61m x 3.40m)

Single radiator and window to side.

### Lounge/Bedroom Two

13'8" x 12'2" (4.17m x 3.71m)

With a feature cast iron fireplace, double radiator and window to outside.

### Bathroom

7'1" x 5'9" (2.16m x 1.75m)

Fitted with an excellent quality suite comprising of a panelled bath with mixer shower over and shower screen, low level W.C. and pedestal washbasin. Window to side, stainless steel heated towel rail and part tiled.

## SECOND FLOOR

### Landing

14'4" x 5'6" (4.37m x 1.68m)

With access for eaves storage and single radiator.

### Bedroom One

16'7" x 12'3" (5.05m x 3.73m)

With double radiator, vanity area and storage and two Velux sealed unit double glazed windows with panoramic views across Buxton.

### Store Room

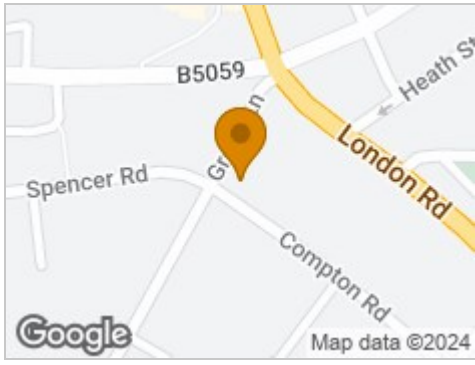
12'2" x 5'3" (3.71m x 1.60m)

## OUTSIDE

Flat 3 has an allocated off road parking space.



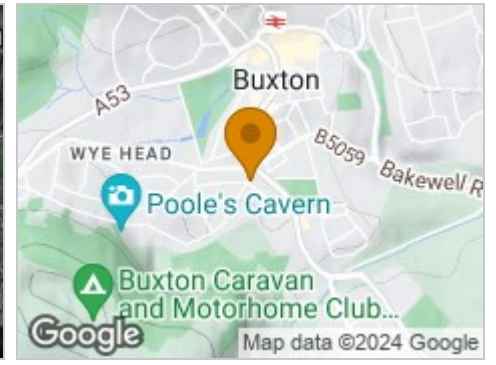
## Road Map



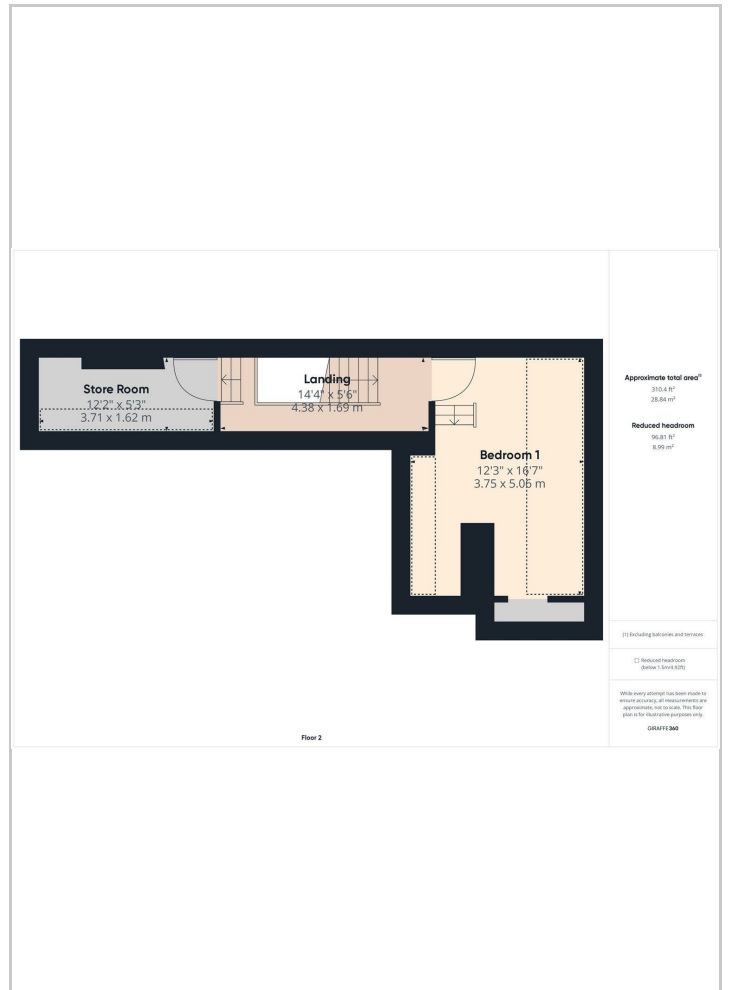
## Hybrid Map



## Terrain Map



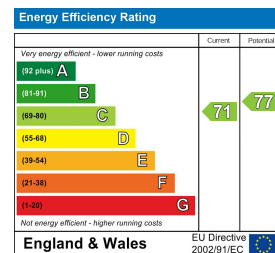
## Floor Plans



## 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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