



Flat 9 Sandringham Court Broad Walk

Buxton, SK17 6RS

£185,000



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A well presented two bedroom second floor apartment superbly located in this impressive building in central Buxton on Broad Walk with views overlooking the lake and The Pavilion Gardens. Benefitting from sealed unit double glazing and combi gas fired central heating throughout. With the main entrance at the front of the building and a rear entrance leading from Hartington Road. Within easy reach of The Pavilion Gardens, the Opera House the town centre and The Market Place. Viewing is highly recommended.

DIRECTIONS

From our Buxton office bear right, proceed to the roundabout and bear left, turning second left into Water Street. Follow the road past the Old Hall Hotel and at the junction, turn right into Hartington Road. After a short while on the right hand side Sandringham Court can be found. The main entrance of the building is on Broad Walk and there is a security entrance telephone system.

GROUND FLOOR

Communal Entrance Hall
With stairs to upper floors.

SECOND FLOOR

Entrance Porch
4'9" x 3'0" (1.45m x 0.91m)

Entrance Hall
11'1" x 4'10" (3.38m x 1.47m)
With sealed unit double glazed window to side, with door to inner hallway.

Dining Kitchen

18' (into bay) x 12'9" (5.49m (into bay) x 3.89m)
Fitted with a range of base and eye level units and working surfaces, incorporating a single drainer sink unit with tiled splashbacks. With integrated four ring gas hob with electric oven below and extractor fan over. With space for larder fridge, wall mounted Alpha combination boiler and wood effect laminate flooring throughout. With feature cast iron fireplace with decorative fireplace surround and mantel over and sealed unit double glazed bay window with views across The Pavilion Gardens.

Lounge

17'4" (into bay) x 13'4" (5.28m (into bay) x 4.06m)
With fireplace surround and mantel over, incorporating a coal effect electric fire. T.V., aerial point, security entrance telephone, double radiator and sealed unit double glazed bay window with views to The Pavilion Gardens.

Inner Hallway

With storage cupboard, single radiator and door to rear staircase leading to the door at the rear to Hartington Road.

Bedroom One

14'4" (into bay) x 14'10" (4.37m (into bay) x 4.52m)
With double radiator, sealed unit double glazed window with views to The Pavilion Gardens and a cast iron fireplace with mantel over.

Bedroom Two

10'1" x 8'0" (3.07m x 2.44m)
Built in storage cupboard, double radiator and sealed unit double glazed window.

Bathroom

7'11" x 6'9" (2.41m x 2.06m)

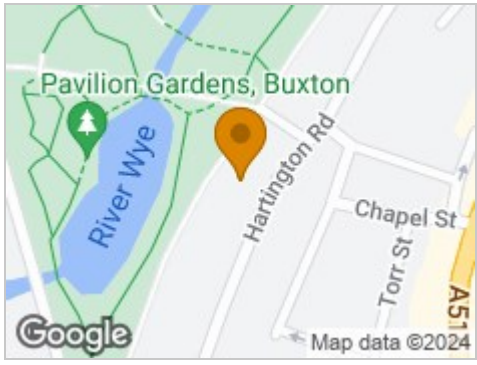
Part tiled and fitted with a panelled bath with shower over, low level W.C., and pedestal wash hand basin. With frosted sealed unit double glazed window to outside, double radiator and extractor fan.

OUTSIDE

The gardens are communal.



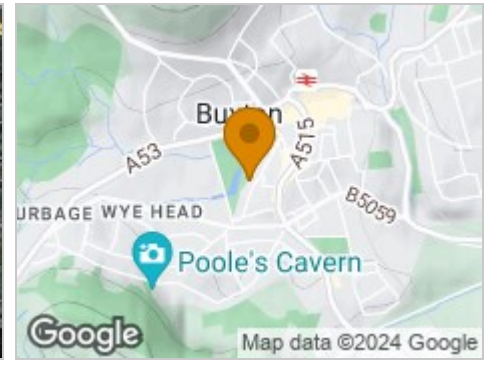
Road Map



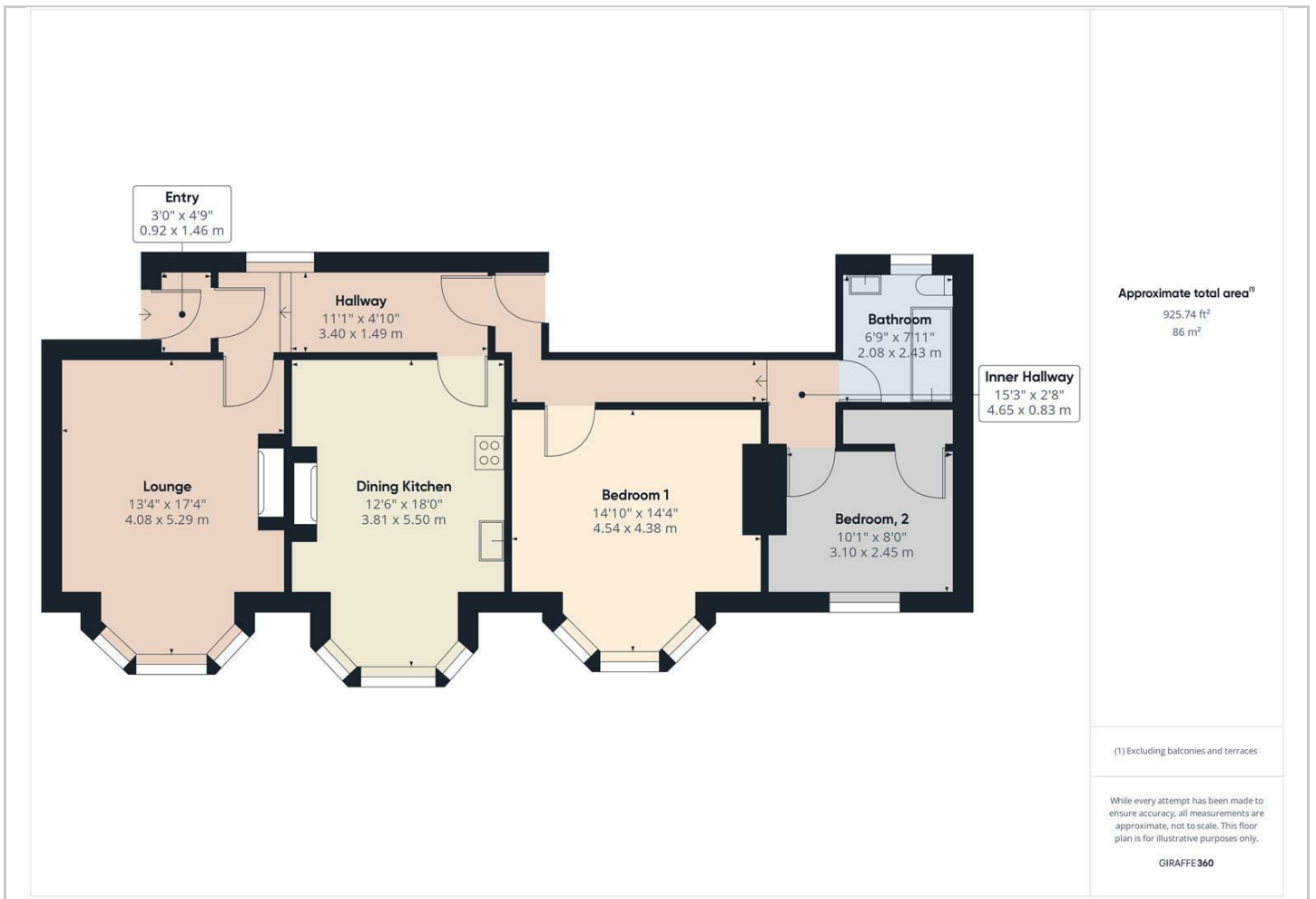
Hybrid Map



Terrain Map



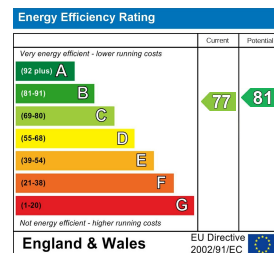
Floor Plan



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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