



## 4 Otter Court Hardwick Square South

Buxton, SK17 6ZD

£174,950





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Buxton, SK17 6ZD

Tenure Leasehold Council Tax Band



We are delighted to offer For Sale this very well presented duplex apartment in this sought after development conveniently situated for higher Buxton and The Market Place. With two bedrooms and open plan lounge/kitchen, double glazing and finished and fitted to an extremely high standard throughout and includes Villeroy and Boch suites in the bathrooms and bespoke individual kitchen. There is a lift to each floor. Internal viewing is highly recommended. No onward chain.

Please note that some of the photographs shown are taken from another apartment at Otter Court and are only to be used as a guide.

## Directions:

From our Buxton office turn left and proceed up Terrace Road to the Market Place. Turn left just after the Pelican Crossing onto Concert Place and left again onto Hardwick Square South. The development can be found on the right hand side where our For Sale board has been erected.

## GROUND FLOOR - Communal Entrance

With lift and stairs to upper floors.

## SECOND FLOOR - Entrance Hall

8'0" x 3'4" (2.46 x 1.02)

With stairs to the first floor .Wall mounted electric radiator .

## Lounge/Kitchen (open plan)

19'5" x 13'3" (5.92 x 4.06)

Kitchen Area.

Fitted with an excellent range of base and eye level units and working surfaces, incorporating a stainless

steel single drainer sink unit with splashbacks. With integrated four ring ceramic hob with stainless steel extractor over, integrated oven, integrated dishwasher and integrated larder fridge and integrated larder freezer.

## Lounge/Dining Room

With two sealed unit double glazed windows to front and two wall mounted electric radiators.

## Utility Room

9'8" x 7'11" (2.95 x 2.43)

With wall mounted electric radiator, sealed unit double glazed window to outside and storage cupboard with space and plumbing for a washing machine.

## Bathroom

6'7" x 5'1" (2.01 x 1.57)

Part tiled throughout, fitted with an excellent quality suite, comprising a panelled bath with mixer shower over and shower screen, low level W.C., and wall mounted wash hand basin. Heated towel rail and extractor fan.

## Second floor - Landing

3'4" x 2'11" (1.02 x 0.91)

## Bedroom One

15'8" x 9'6" (4.78 x 2.90)

With wall mounted electric radiator and two sealed unit double glazed Velux loft windows. T.V., aerial point.

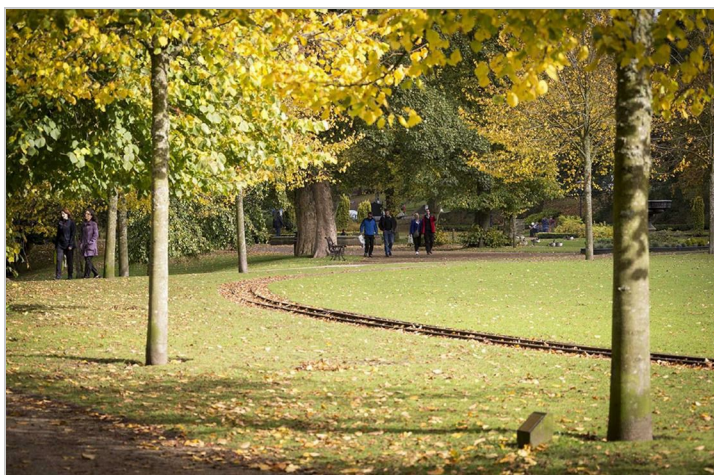
## Bedroom Two

12'9" x 9'6" (3.89 x 2.92 )

With T.V., aerial point, wall mounted electric radiator and two Velux sealed unit double glazed loft windows.

## Outside

The grounds are communal, with allocated off road parking .



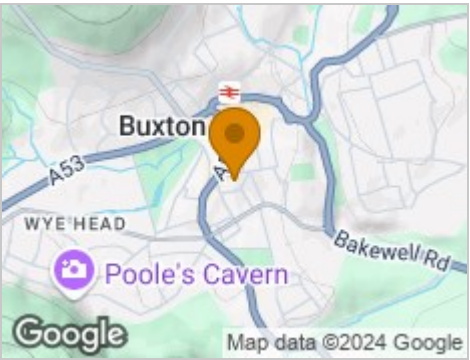
Road Map



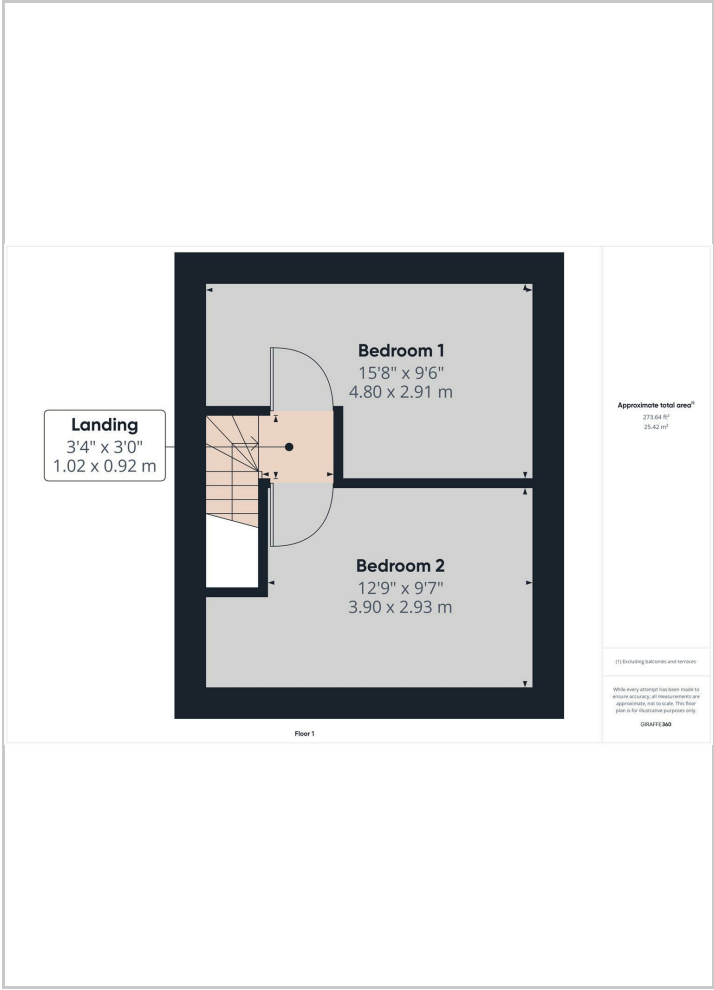
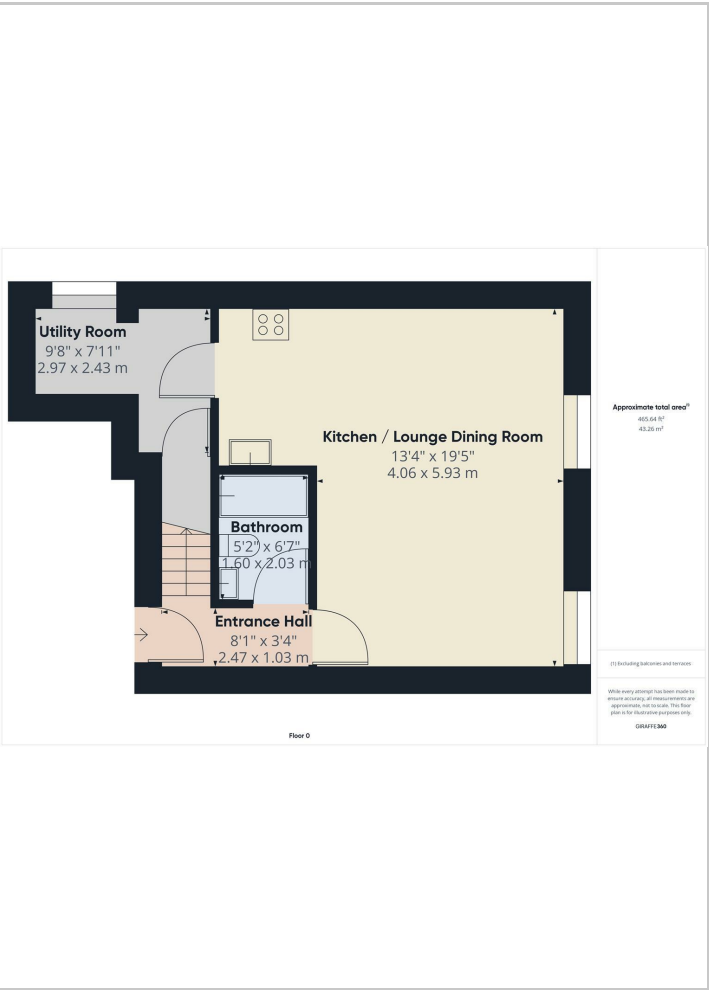
Hybrid Map



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.

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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

Energy Efficiency Graph

