



Apartment 11 Woodford Heights 1 Brown Edge Road

Buxton, SK17 7AL

£285,000



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Buxton, SK17 7AL

Tenure Leasehold Council Tax Band D



A fabulous, spacious 3/4 bedroom, second floor apartment offering over 1300 square feet of accommodation in this popular residential development in central Buxton. With a lift to all floors, allocated off road parking and communal gardens. The apartment benefits from uPVC sealed unit double glazing and combi gas fired central heating throughout. Dining kitchen with double patio doors to an outside balcony, large lounge/dining room, bedroom one with en-suite shower room, master bathroom and three further bedrooms. An internal inspection is highly recommended. No onward chain.

Directions:

From our Buxton office turn right and bear right at the roundabout. Turn left into Palace Road then turn left into Lascelles Road. Follow the road around to the right as it becomes Lansdowne Road and at the end of this road proceed straight across Lightwood Road into Brown Edge Road. Woodford Heights is the first building on the left hand side clearly identified by our For Sale board.

GROUND FLOOR

Communal Entrance Hall

With telephone security system to all apartments. Stairs and lift to all floors.

SECOND FLOOR

Entrance Hall

14'0" x 3'9" (4.27m x 1.14m)

With a good sized walk-in storage cupboard and single radiator. Security entrance telephone point.

Inner Hallway

8'0" x 3'3" (2.44m x 0.99m)

Lounge/Dining Room

25'0" x 12'4" (7.62m x 3.76m)

With double radiator, single radiator and feature uPVC sealed unit double glazed floor to ceiling window to the front. Open through into dining/kitchen.

Dining/Kitchen

15'3" x 14'0" (4.65m x 4.27m)

Fitted with a good quality range of base and eye level units and working surfaces incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four ring ceramic hob and stainless steel extractor over. Integrated fridge/freezer, integrated dishwasher and space and plumbing for a washing machine. uPVC sealed unit double glazed French doors leading out to the external patio.

Bedroom One

12'6" x 11'0" (3.81m x 3.35m)

With three built-in double wardrobes, single radiator, loft access and feature uPVC sealed unit double glazed floor to ceiling window to front.

En-suite Shower Room

9'0" x 4'0" (2.74m x 1.22m)

With a mermaid board and glazed shower cubicle and shower, low-level w.c. and circular bowl sink unit. Extractor fan and frosted uPVC sealed unit double glazed window.

Bedroom Two

14'2" x 10'0" (4.32m x 3.05m)

With single radiator and uPVC sealed unit double glazed window.

Bedroom Three

9'0" x 8'8" (2.74m x 2.64m)

With single radiator and uPVC sealed unit double glazed window.

Bedroom Four/Study

10'8" x 5'0" (3.25m x 1.52m)

With single radiator and two uPVC sealed unit double glazed windows.

Bathroom

10'0" x 5'7" (3.05m x 1.70m)

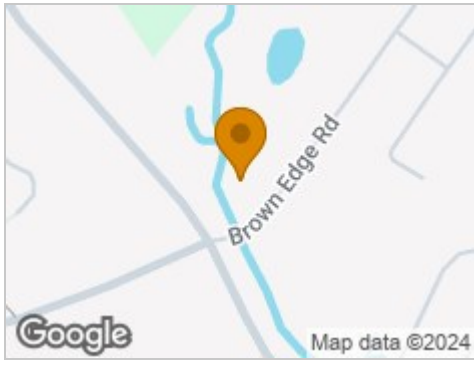
Fitted with a good quality suite comprising of a panelled bath, pedestal washbasin and low-level w.c. Part tiled, single radiator and extractor fan.

OUTSIDE

With communal gardens and an allocated off road parking space.



Road Map



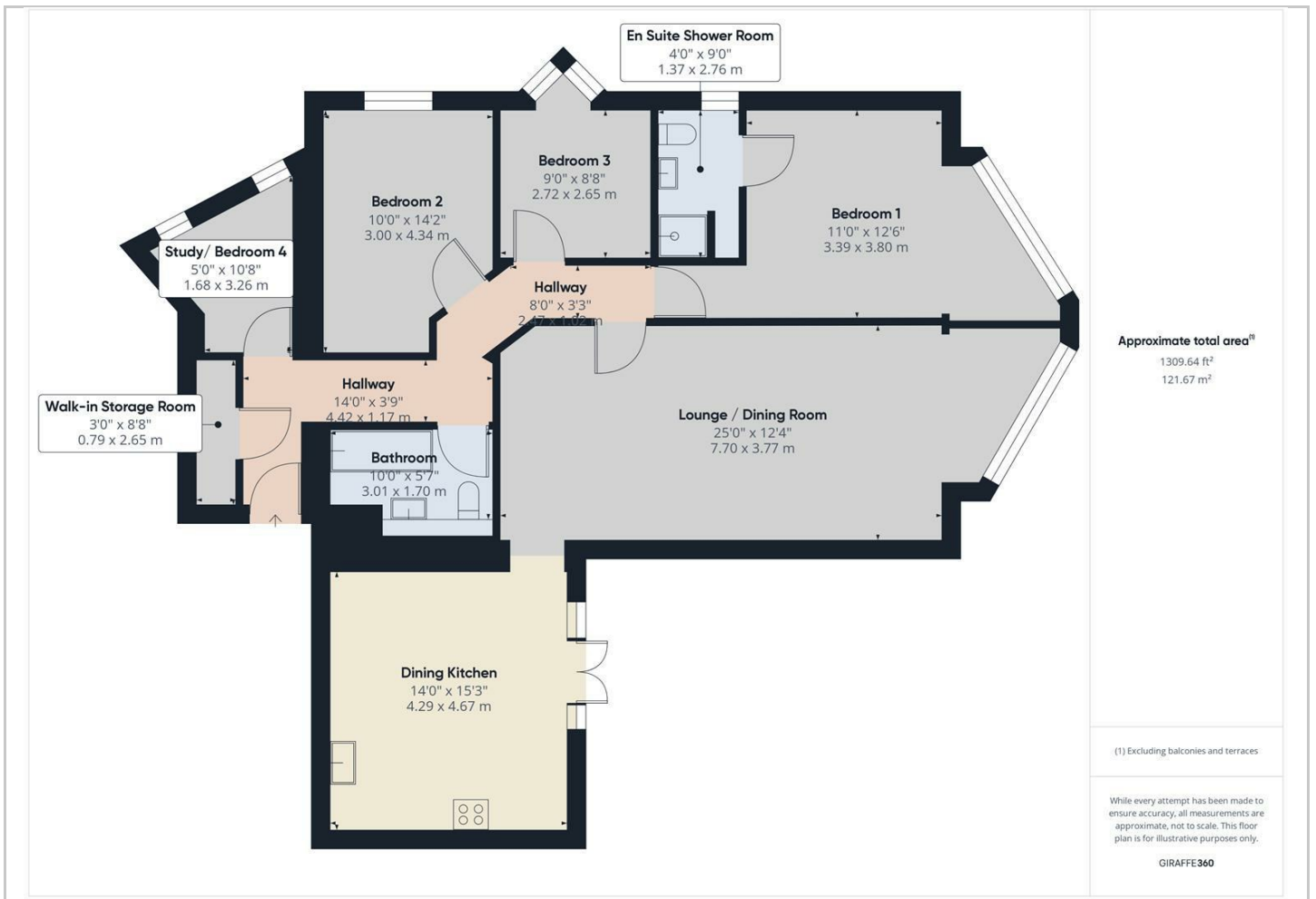
Hybrid Map



Terrain Map



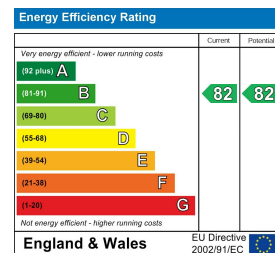
Floor Plan



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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