



24 Heathfield Gardens Park Road

Buxton, SK17 6TN

£259,950



24 Heathfield Gardens Park Road

Buxton, SK17 6TN

Tenure Leasehold **Council Tax Band** C



**** NO ONWARD CHAIN - VIEWING ADVISED ** ****
VENDOR TO PAY SERVICE CHARGE UP TO AND INCLUDING MARCH 2026 ** An immaculately presented and appointed **THREE BEDROOM PENTHOUSE** apartment in a highly desirable residential development set in formal communal grounds. Situated on the second floor of the main building the apartment benefits from combi gas fired central heating and uPVC sealed unit double glazing and superb quality fittings to both kitchen and shower room. With the benefit of a **SINGLE GARAGE**. Heathfield Gardens is conveniently situated for the town centre, The Opera House, The Pavilion Gardens and the railway station.

DIRECTIONS

From our Buxton office, bear right and turn left at the roundabout. Follow the road as it bears to the right and proceed up Manchester Road, turning immediately left into Park Road. Proceed to the junction, turning left and following the road. After a short while on the right hand side the entrance of Heathfield Gardens will be seen. Proceed up the drive and number 24 is in the main house facing you upon entering the development.

GROUND FLOOR

Communal Entrance Hall

With stairs to first floor.

Communal Landing

Entrance door to 24 Heathfield Gardens.

FIRST FLOOR

Entrance Hall

Stairs to second floor.

SECOND FLOOR

Main Hall/Landing

7'5" x 6'4" (2.26m x 1.93m)

With single radiator.

Inner Hallway

6'1" x 5'10" (1.85m x 1.78m)

Lounge/Dining Room

21'5" x 14'7" plus bay (6.53m x 4.45m plus bay)

With a decorative wooden fireplace surround and mantel over, incorporating a coal effect living flame gas fire. With three uPVC sealed unit double glazed windows to outside, Velux sealed unit double glazed loft window, T.V., aerial point and security entrance telephone point. Part sloping ceilings and storage cupboard. Delightful views from the front across the communal grounds.

Kitchen

10'1" x 9'0" (3.07m x 2.74m)

Fitted throughout with an excellent quality range of base and eye level units and working surfaces with display lighting, incorporating a one and a half bowl single drainer sink unit with tiled splashbacks. With integrated oven with five ring stainless steel gas hob, with stainless steel extractor over. With space and plumbing for a washing machine, integrated dishwasher, integrated microwave and integrated fridge/freezer. uPVC sealed unit double glazed window to the front with views to the communal garden. Cupboard with wall mounted Vaillant boiler.

Bedroom One

14'10" x 13'10" (4.52m x 4.22m)

With double radiator, three uPVC sealed unit double glazed windows with views across the communal gardens and lake. Built in storage cupboard.

Bedroom Two

13'5" x 12'8" (4.09m x 3.86m)

With a range of built in wardrobes and cupboards, single radiator, two wall lights and uPVC sealed unit double glazed window.

En Suite Wash Room

4'8" x 3'10" (1.42m x 1.17m)

Part tiled and fitted with low level W.C., vanity wash hand basin, heated towel rail, extractor fan.

Bedroom Three

11'6" x 8'0" (3.51m x 2.44m)

With Velux sealed unit double glazed loft window and single radiator. Part sloping ceiling.

Shower Room

8'4" x 5'9" (2.54m x 1.75m)

Fully tiled throughout and fitted with a fully tiled and glazed shower cubicle and shower, low level W.C., and vanity wash hand basin. With stainless steel

heated towel rail, extractor fan and Velux sealed unit double glazed loft window.

OUTSIDE

Garage

Single garage with metal up and over door. Located at the rear.

Communal Gardens

Heathfields Gardens has extensive, well kept communal grounds with lawns, a lake and many mature trees, firs and shrubs etc. There is a driveway and parking areas.

Lease and Service Charge Details

Upon purchase, the owner has one share in Heathfield (Buxton) Management Limited, the company that owns the freehold. There is an annual service charge which covers external maintenance and decoration, building insurance, cleaning, maintenance and decoration of common parts and gardening and maintenance of the grounds. The anticipated annual charge from March 2025 is £3683.52. This figure is subject to change. **VENDOR TO PAY SERVICE CHARGE UP TO AND INCLUDING MARCH 2026.** Any interested party should make enquiries with the agent.



Road Map



Hybrid Map



Terrain Map



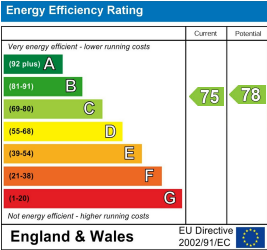
Floor Plan



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.