



21 Heathfield Gardens  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 21 Heathfield Gardens

Buxton  
Derbyshire, SK17 6TN



Offers In The Region Of  
£265,000

### Entrance Porch

Access to:

### Lounge

Radiator. Stairs off with glass banister. Understairs storage cupboard. Coal effect gas fire with feature surround. Upvc window to front.

### Kitchen/Diner

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Integrated fridge, two freezers and washing machine. Cooker point. Extractor unit. Spotlights. Feature radiator. Upvc window to side.

### Landing Area

Loft access - loft is fully boarded, access ladder and houses the central heating boiler.

### Master Bedroom

Feature radiator. Upvc window to front.

### En-suite

Feature shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floors. Spotlights. Upvc window to side.



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# Accommodation

## Bedroom

Radiator. Fitted range of wardrobes and storage. Upvc window to side.

## Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Laminate flooring.

## Outside

With communal mature lawned gardens in a highly desirable residential location. Off road parking and a single garage providing further parking or a storage facility. Outside tap and electricity point.



HPBC- Band D

EPC- D

Leasehold- 999 year lease granted 25th March 1990.

£50 per annum ground rent. garage £5 per annum ground rent.

all residents on site own 1/27 of freehold each.

Service charge- £248.16 per month. £2978 per annum. (Please note, the service charge is paid until March 2025)



All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

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