



## Apartment 5 Broad Walk Buxton



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

## Apartment 5 Broad Walk

Buxton

Derbyshire, SK17 6RS



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Offers In The Region Of  
£250,000

### Entrance Vestibule

Entrance door. Coat hanging space. Inner door too:

### Inner Hallway

Leading the length of the property. With timber sash style window to side. Radiator. Dado rail. Large useful built in storage cupboard. Door intercom system.

### Shower Room

Recently installed with a modern suite comprising: Wash hand basin with vanity unit below, WC and corner shower cubical with sliding door and wall mounted waterfall shower over. Extractor fan. Radiator. Fully tiled walls.

### Bedroom Three

Timber sash window to side with secondary glazing. Radiator. Dado rail.

### Bedroom Two

Timber double glazed sash window to side. Radiator. Dado rail. Decorative original fireplace.

### Bedroom One

Timber double glazed sash window to side. Dado rail. Radiator. Decorative original fireplace.

### Cloakroom

Timber sash window to side. Recently installed wash hand basin with vanity below and WC. Heated towel rail. Extractor fan.

### Lounge

Timber double glazed sash window to side with views over the broad walk and Pavilion gardens lake. Gas fire with marble surround and wooden mantle. Dado rail, ceiling coving and picture rail. Door leading to communal front entrance.



Buxton - 0129827524

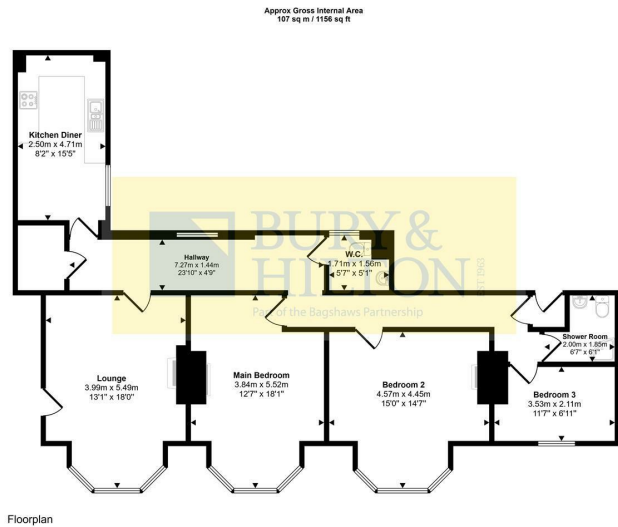


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	80
EU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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Accommodation

### Kitchen

Recently fitted with a modern and matching range of gloss grey wall and base units with drawers and contrasting work surface over incorporating sink with mixer tap over and drainer. Space and plumbing for washing machine and space for dryer. Integrated undercounter fridge ad freezer. Induction hob and electric oven with extractor hood over. Timber sash window to side. Radiator.

### Externally

The property benefits from one allocated parking space and communal courtyard gardens.

LEASEHOLD. £30 PER ANNUM GROUND RENT. £377PCM SERVICE CHARGE.

HPBC- BAND D

EPC - C

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

### Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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