



# Palace Mansions 6 Marlborough Road Buxton



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



## Palace Mansions 6 Marlborough Road

Buxton

Derbyshire, SK17 6RD



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Offers In The Region Of  
£210,000

### Entrance Hallway

With front entrance door. Laminate flooring. Radiator. Spotlight lights.

### Shower Room

Fitted with a matching suite comprising: Wash hand basin, WC and walk in shower cubical with glass screen and shower. Partially tiled walls. Extractor fan. Spot light lighting. Radiator. Sash window.

### Kitchen Diner

Fitted with a modern and matching range of wall and base units with drawers with work surface over incorporating stainless steel sink with drainer and tiled splash backs. Electric hob and oven with extractor hood over. Space and plumbing for washer and dryer. Space for fridge freezer. Space for dining table. Radiator. Spotlight lights. Sash window. Laminate flooring.

### Lounge

Three sash windows. Radiator. Spot light lighting. Carpet flooring.

### Bedroom One

Sash window. Radiator. Spotlight lighting. Carpet flooring.

### Inner Hallway

With built in shelving and built in storage cupboard housing the 'Valliant' gas combi boiler. Laminate flooring.



Buxton - 0129827524



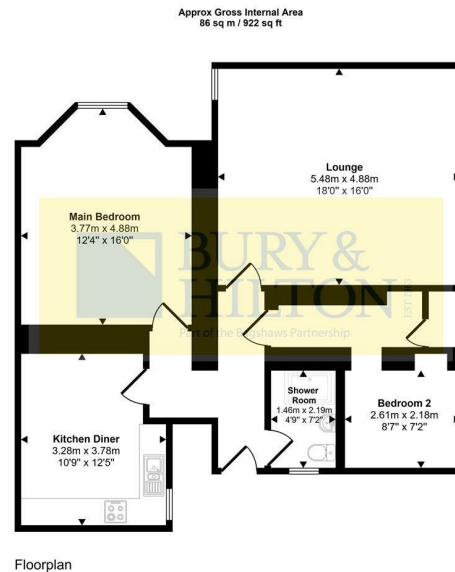
buxtonhomes@buryandhilton.co.uk







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Accommodation

## Bedroom Two

Sash window. Radiator. Laminate flooring.

LEASEHOLD- 999 YEAR LEASE GRANTED 26TH MAY 2007. £100 PER ANNUM GROUND RENT. £85PCM Service Charge

EPC- D

HPBC-A

## 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.

## 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.

## 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.

## 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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**Part of the Bagshaws Partnership**

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