



# Apartment 11 Thornwood Court, Carlisle Road Buxton



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



## Apartment 11 Thornwood Court, Carlisle Road

Buxton  
Derbyshire, SK17 6XZ



Offers In The Region Of  
£120,000

### Communal Entrance Hallway

With communal front door with buzzer door entry system. Stairs up leading to first and second floor.

### Private Entrance Hallway

With front entrance door. Large built in storage cupboard housing the domestic meters.

### Bedroom

With Upvc window. Built in fitted wardrobes.

### Bathroom

Brand new bathroom suite comprising: Paneled bath with wall mounted waterfall shower head over and hand held shower also and glass shower screen. Wash hand basin with vanity storage below and concealed cistern WC. Electric heated towel rail. Fully mermaid boarded walls. Spotlight lighting and extractor.

### Lounge

With two Upvc windows and electric fire.

### Kitchen

Brand new fitted kitchen with a range of contrasting wood effect wall units and navy base units with white work surface over and matching splash backs with stainless steel sink with mixer tap and drainer. Integrated under counter fridge and washing machine. Neff electric hob and oven with extractor hood over. Breakfast bar seating area. Counter top lighting. Upvc window. Electric plinth heater.

### Externally

With access to communal gardens and parking.



Buxton - 0129827524



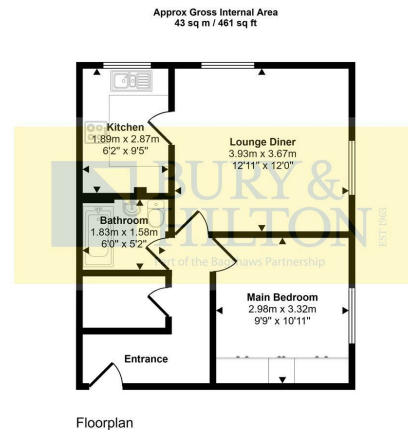
buxtonhomes@buryandhilton.co.uk







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

LEASEHOLD- 125 year lease granted 1991. £88.08 service charge per month which includes ground rent. (Guinness trust Partnership)

EPC- C

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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