



## 6 St. James Terrace Buxton



**BURY &  
HILTON**  
EST 1963

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## 6 St. James Terrace

Buxton

Derbyshire, SK17 6HS



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Offers In The Region Of  
£325,000

### Communal Entrance Porch

Access to two flats only. Owned by this flat and neighboring flat has access.

### Entrance Hallway

Front Upvc entrance door.

Tiled flooring, ceiling coving. Built in under stairs storage cupboard and recessed storage area.

### Inner Hallway

Radiator. Understairs storage cupboard. Stairs leading to first floor.

### Dining Kitchen

Fitted with a range of handmade solid wood wall and base cupboards with work surface over incorporating a two bowl enamel sink unit with mixer tap over. Under cupboard lighting, built in electric oven and grill and five ring gas hob with extractor hood over. Exposed feature brick chimney breast and arched recess, ceiling coving, tiled flooring and radiator. Three sash windows to front, plumbing for washing machine and 'Worcester Bosch Highflow 400' boiler.

### Lounge

Double glazed sash bay window to rear with fabulous views. Recessed decorative fireplace with tiled hearth and gas point.

Ceiling coving and ceiling roses, three radiators.

### First Floor Landing

Spacious landing. Ceiling coving. Doors leading to:

### Master Bedroom

Double glazed sash bay window with fabulous views. Built in mirrored wardrobes with sliding doors, ceiling coving and decorative ceiling roses. Two radiators. Door to 'Jack and Jill' bathroom and feature obscured glass blocks into bathroom.



Buxton - 0129827524



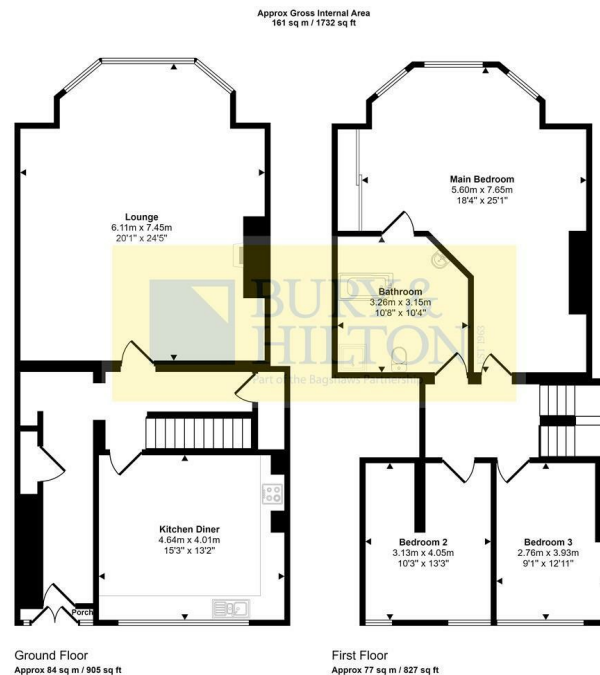
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>61</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# Accommodation

## Bathroom

Jack and Jill family bathroom, fitted with a roll edge bath with claw feet, pedestal wash basin with tiled splash back, low level wc and tiled shower cubical with wall mounted shower. Ceiling coving, decorative ceiling rose and radiator Tiled flooring and partially tiled walls. Door to landing and Master bedroom. Obscure glass blocks from bedroom.

## Bedroom

Two sash windows to front, Radiator and ceiling coving.

## Bedroom

Sash window to front and double glazed sash window to front. Ceiling coving and radiator.

EPC- D

HPBC- BAND C

LEASEHOLD

£25 PER YEAR GROUND RENT

NO SERVICE CHARGE, WORK IS PAID FOR AS AND WHEN NEEDING DOING ON A % SPLIT.

999 YEAR LEASE, GRANTED 31ST JULT 1992.

## 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

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.

## 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.





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