



Flat 4, The Glen The Glen, Alexandra Road
Buxton



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

Flat 4, The Glen The Glen, Alexandra Road

Buxton

Derbyshire, SK17 9NQ



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Offers In The Region Of
£219,000

Private Entrance Hallway

Front upvc door with stairs leading to the first floor.

Landing

With Upvc widow to side. Radiator.

Hallway

Upvc window to side. Radiator.

Bedroom

Upvc window to front. Radiator. Large built in storage cupboard with second cupboard housing the wall mounted 'Worcester' gas combi boiler.

Bedroom

Upvc window to front. Radiator.

Inner Hallway

Radiator. Loft access with pull down ladder to partially boarded loft with light.

Bedroom

Upvc window to side. Radiator.

Bathroom

Fitted with a recently installed modern bathroom suite comprising: Paneled bath, wash hand basin with vanity drawers below, WC and large fully mermaid boarded corner shower cubical with sliding door, waterfall style shower head over and hand held shower. Fully tiles walls. Heated towel rail. Two Upvc windows to rear.



Buxton - 0129827524

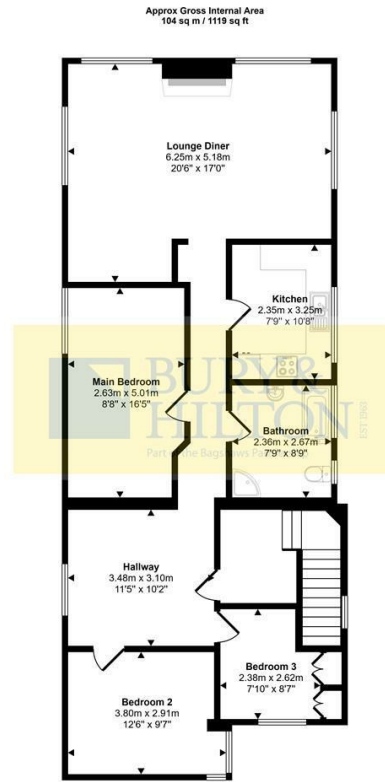


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive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



Floorplan

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

Kitchen

Brand new kitchen fitted with a matching range of wall and base units with drawers and contrasting composite worksurface over incorporating undermount 'Frankie' ceramic sink with mixer tap over. With integrated washing machine, double oven and induction hob. Space for fridge freezer. Plinth heater. Two Upvc windows to rear.

Lounge

With Upvc windows to front side and rear. Two radiators. Multi fuel burning stove with tiled hearth.

HPBC-B

EPC-D

LEASEHOLD- 999 year lease granted 1987. £20 per annum ground rent. Works split as and when needed.

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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