



Flat 3 The Links, Hartington Road Buxton



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

Flat 3 The Links, Hartington Road

Buxton

Derbyshire, SK17 6JQ



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Offers In The Region Of

£199,950

Private Entrance Hallway

Accessed on the first floor via the communal hallway.

Front entrance door. Large built in storage cupboard. Ceiling coving.

Lounge

Double glazed timber sash style window to front and double glazed timber sash style window to side. Electric fire with feature surround. Three radiators. Ceiling coving.

Kitchen

Fitted with matching wall and base units with drawers with worksurface over incorporating one and a half bowl stainless steel sink with mixer tap over and drainer and tiled splashbacks. Four ring hob with electric oven and grill and extractor hood over. Integrated undercounter fridge. Space and plumbing for washing machine and dryer. Space for fridge freezer. Double glazed timber sash style window to side. Wall cupboard housing the 'Alpha' gas combi boiler.

Bedroom One

Double glazed timber sash style bay window to front and double glazed timber sash style window to side. Built in furniture including wall cupboards, wardrobes, dressing table and bedside tables. Three radiators.

Bedroom Two

Double glazed timber sash style window to front. Built in wall cupboards and shelving. Radiator.



Buxton - 0129827524

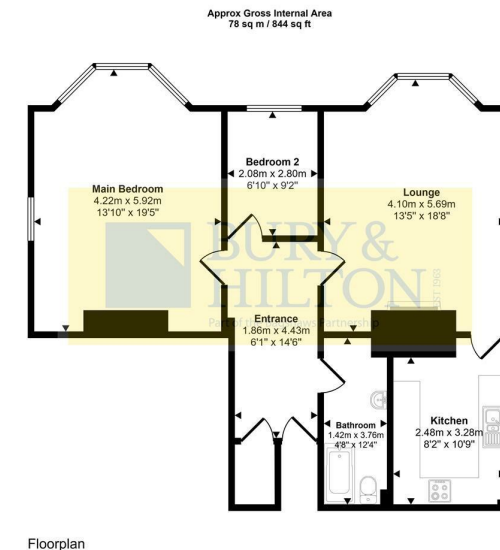


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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 Snaggy 360.

Accommodation

Bathroom

Fitted with a matching three piece suite comprising: Wc, wash hand basin and paneled bath with wall mounted shower over with glass shower screen. Partially tiled walls. Extractor fan. Radiator

LEASEHOLD- 999 YEAR LEASE GRANTED 1987. GR= £25.00 PER ANNUM. SC= £325.46 PER QUARTER.

EPC- D

HPBC- BAND B

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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