



Flat 4 The Links, Hartington  
Road



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

# The Links, Flat 4 The Links, Hartington

Buxton

Derbyshire, SK17 6JQ



Bury and Hilton are delighted to offer for sale this one bedroomed first floor apartment, located within walking distance to local amenities and is situated just off the Broad Walk on the doorstep of the Pavillion Gardens.

Accommodation briefly comprises: Communal entrance, Private entrance hallway, Lounge, Kitchen, bedroom and Bathroom. Benefiting from gas central heating throughout.

Externally, well maintained communal gardens surround the property.

Viewing is highly recommended.

## Offers In The Region Of £160,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

### Communal Entrance

With stone steps leading to the communal entrance hallway with buzzer door intercom.

### Private Entrance Hallway

With large built in storage cupboard with hanging space and shelf.

### Bathroom

8'2 x 6'9

Fitted with a matching three piece suite comprising: Paneled bath with shower attachment, Wc with dual flush and wash hand basin with mixer tap and vanity unit below. Half tiled walls. Wooden window, heated towel rail.

### Inner Hall

With doors too:

### Bedroom

13'9 x 10'7

Wooden window and radiator. Two built in floor to ceiling wardrobes with hanging space and cupboards above.

### Lounge

14'4 x 13'10

Wooden window and radiator.

### Kitchen

14'4 x 13'10

Fitted with a matching range of wall and base units with drawers with work surface over incorporating stainless steel sink with mixer tap over and drainer. Four ring gas hob with electric oven. Space and plumbing for washing machine. Space for fridge freezer. Space for dining table. Wall cupboard housing the alpha wall mounted gas combi boiler. Counter top lighting, three windows and radiator.

### Outside

Communal gardens.

HPBC - BAND 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811