



Flat 4 The Links, Hartington Road  
Buxton



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

## Flat 4 The Links, Hartington Road

Buxton

Derbyshire, SK17 6JQ



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Offers In The Region Of  
£160,000

### 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

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

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

### Lounge

Wooden window and radiator.



Buxton - 0129827524



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# Accommodation

## Kitchen

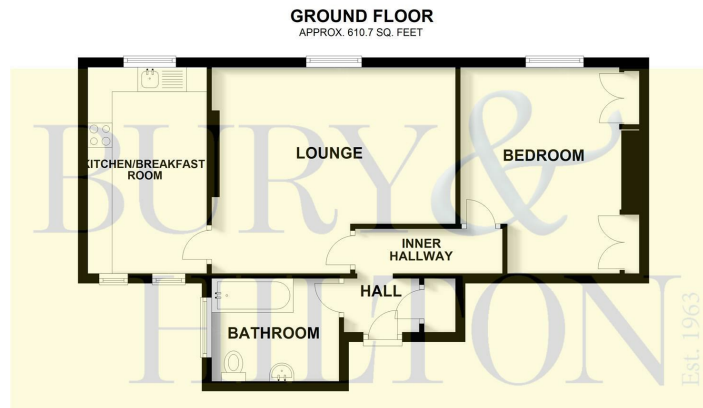
Fitted with a matching range of wall and base units with drawers with work surface over incorporating stainless steel sink with mixer tap over and drainer. Four ring gas hob with electric oven. Space and plumbing for washing machine. Space for fridge freezer. Space for dining table. Wall cupboard housing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

## Outside

Communal gardens.

HPBC- BAND A  
LEASEHOLD  
EPC- C

LEASEHOLD- SERVICE CHARGE- £291.60 PER QUARTER. GROUND RENT IS INCLUDED IN THE SERVICE CHARGE. Please note, the property is currently self managed and the managers are in the process talks with a management company. 999 Year lease granted 1987. All owners own a share of the freehold. Holiday lets are not permitted however residential lets and second homes are considered. Pets considered.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

| 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

## 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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