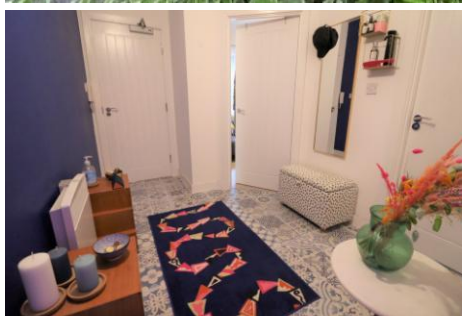


The Old Gloves Works, Glossop, Derbyshire, SK13 8AY



- Glossop Town Centre
- Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge / Diner
- Modern Kitchen & Bathroom

- Private Riverside Balcony
- Allocated Parking Space
- Beautifully Presented
- Short stroll to Glossop Town
- Ideal Investment

The Old Gloves Works, Glossop, Derbyshire, SK13 8AY

MAIN DESCRIPTION

RIVERSIDE & TOWN CENTER APARTMENT

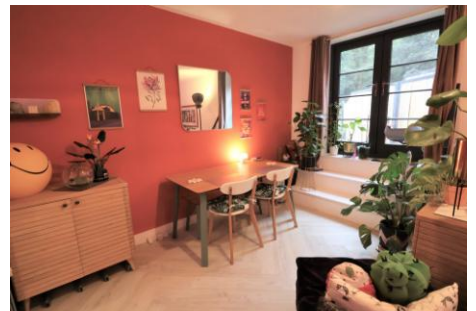
Stepping Stones are delighted to offer for sale this GROUND floor apartment situated just a short distance from Glossop Town Center occupying a tranquil riverside position.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

This lovely apartment is filled with natural light and offers contemporary living set within this attractive converted stone mill and would suite a variety of purchasers from the first time buyer, investor or those looking to downsize to be a short stroll from the shopping and nightlife of Glossop.

The internal accommodation in brief comprises; Secure Communal Entrance with door entry access, , Private Hallway, Open plan Lounge/Diner, Kitchen, Two Bedrooms and Bathroom.

Externally there is an allocated parking bay.



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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

External door to hallway with consumer unit, ceiling light point, wall mounted heater, internal doors to accommodation.

LOUNGE / DINER

19' 4" x 14' 3" (5.89m x 4.34m) A generous and inviting room with double patio doors providing access to a private riverside balcony, wall mounted heater, TV aerial point, ceiling light points x 2, storage cupboard, opening through to kitchen.

KITCHEN

11' 8" x 6' 6" (3.56m x 1.98m) A range of high and low fitted kitchen units with under counter lighting and contrasting splashback worksurfaces, integrated electric oven and four ring hob with over hob extractor fan, slimline dishwasher, integrated tall fridge freezer, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, window to the side elevation, ceiling spotlights.

MAIN BEDROOM

9' 6" x 10' 1" (2.9m x 3.07m) A double bedroom with a window to the side elevation, wall mounted heater, ceiling light point.

BEDROOM TWO

9' 3" x 9' 2" (2.82m x 2.79m) Window to the front elevation, ceiling light point, wall mounted heater.

BATHROOM

6' 3" x 5' 8" (1.91m x 1.73m) A three-piece suite comprising of bath with over bath shower with rainfall and handheld showerheads, pedestal sink unit, low-level WC, window to the side elevation, ceiling spotlights, extraction fan, splashback tiling, wall mounted chrome heated towel rail, shaving point.



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EXTERNAL

Allocated parking bay.

Tenure - Leasehold

Annual Ground Rent - £250.00 per annum

Term - 246 remaining until (2269)

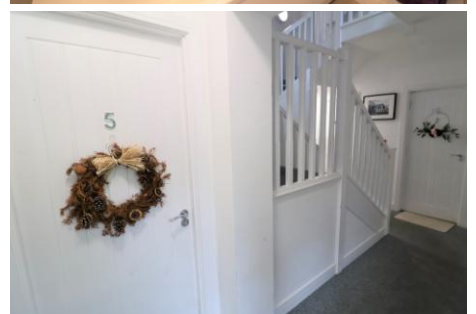
Annual Ground Rent Review Period - Annually (January)

Service Charge - £1,620.00 per annum

Annual Service Charge Review Period - Annually (January)

Council Tax Band - C

EPC Rate - D



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Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.