



# 24 Heathfield Gardens Park Road

Buxton, SK17 6TN

£275,000



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Tenure Leasehold Council Tax Band C



Situated in a quiet location off the desirable Park Road area of Buxton, this exquisite penthouse apartment offers a delightful blend of comfort and modern living with three well-proportioned bedrooms and spacious reception room.

The property boasts a contemporary bathroom, designed with both style and functionality in mind. Natural light floods the living areas, creating a warm and inviting atmosphere throughout. The penthouse setting provides stunning views of the surrounding area, allowing residents to appreciate the beauty of Buxton from the comfort of their own home.

The property has recently been fully redecorated and is newly carpeted throughout. It is suitable for immediate occupation and there is no onward chain.

With its prime location, this property is within easy reach of local amenities, parks, and the famous Buxton Opera House, making it an ideal choice for anyone looking to enjoy the best of what this vibrant town has to offer.

## DIRECTIONS

From our Buxton office, bear right and turn left at the roundabout. Follow the road as it bears to the right and proceed up Manchester Road, turning immediately left into Park Road. Proceed to the junction, turning left and following the road. After a short while on the right hand side the entrance of Heathfield Gardens will be seen. Proceed up the drive and number 24 is in the main house facing you upon entering the development.

## GROUND FLOOR

Communal Entrance Hall  
With stairs to first floor.

Communal Landing  
Entrance door to 24 Heathfield Gardens.

## FIRST FLOOR

Entrance Hall  
Stairs to second floor.

## SECOND FLOOR

Main Hall/Landing  
7'5" x 6'4" (2.26m x 1.93m)  
With single radiator.

Inner Hallway  
6'1" x 5'10" (1.85m x 1.78m)

Lounge/Dining Room  
21'5" x 14'7" plus bay (6.53m x 4.45m plus bay)  
With a decorative fireplace surround and mantel over, incorporating a coal effect living flame gas fire. With three uPVC sealed unit double glazed windows to outside, Velux sealed unit double glazed skylight, T.V., aerial point and security entrance telephone point. Part sloping ceilings and storage cupboard. Delightful views from the front across the communal grounds.

Kitchen  
10'1" x 9'0" (3.07m x 2.74m)  
Fitted throughout with an excellent quality range of base and eye level units and working surfaces with display lighting, incorporating a one and a half bowl single drainer sink unit with tiled splashbacks. With integrated oven with five ring glass gas hob, with extractor over. With space and plumbing for a washing machine, integrated dishwasher, integrated microwave and integrated fridge/freezer. uPVC sealed unit double glazed window to the front with views to

the communal garden. Cupboard with wall mounted Vaillant boiler.

### Bedroom One

14'10" x 13'10" (4.52m x 4.22m)

With double radiator, three uPVC sealed unit double glazed windows with views across the communal gardens and lake. Built in storage cupboard.

### Bedroom Two

13'5" x 12'8" (4.09m x 3.86m)

With a range of built in wardrobes and cupboards, single radiator, two wall lights and uPVC sealed unit double glazed window.

### En Suite Wash Room

4'8" x 3'10" (1.42m x 1.17m)

Part tiled and fitted with low level W.C., vanity wash hand basin, heated towel rail, extractor fan.

### Bedroom Three

11'6" x 8'0" (3.51m x 2.44m)

With Velux sealed unit double glazed skylight and single radiator. Part sloping ceiling.

### Shower Room

8'4" x 5'9" (2.54m x 1.75m)

Fully panelled throughout and fitted with a glazed

shower cubicle and shower, low level W.C., and vanity wash hand basin. With stainless steel heated towel rail, extractor fan and Velux sealed unit double glazed conservation skylight. Illuminated and heated vanity mirror.

## OUTSIDE

### Garage

Single garage with metal up and over door. Located at the rear.

### Communal Gardens

Heathfields Gardens has extensive, well kept communal grounds with lawns, a lake and many mature trees, firs and shrubs etc. There is a driveway and parking areas.

### Lease and Service Charge Details

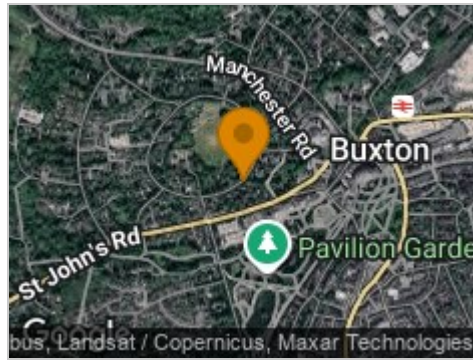
Upon purchase, the owner has one share in Heathfield (Buxton) Management Limited, the company that owns the freehold. There is an annual service charge which covers external maintenance and decoration, building insurance, cleaning, maintenance and decoration of common parts and gardening and maintenance of the grounds. Any interested party should make enquiries with the agent.



## Road Map



## Hybrid Map



## Terrain Map



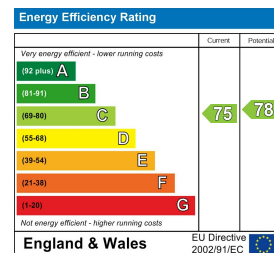
## Floor Plan



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### Important Notice

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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk