



# Apartment 3 Arden House 15 , College Road

Buxton, SK17 9DZ

Asking Price £465,000



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Tenure Leasehold - Share of Freehold Council Tax Band A



We are delighted to offer for sale this unique and stunning two bedroom, two bathroom apartment in a popular residential location. Offering over 1261 square feet of accommodation this apartment has it's own private front and rear entrance with flagged patio and garden area. Converted to an extremely high standard within recent years with excellent quality fittings to the kitchen with Quartz working surfaces and integrated appliances and excellent quality bathroom fittings. With a beautiful spiral staircase leading to a mezzanine floor off the main living accommodation. The property benefits from combination gas fired central heating and sealed unit double glazing throughout. With two allocated of road parking spaces. A viewing is highly recommended.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, across the Market Place to the London Road traffic lights. At the lights turn right onto West Road and after a short while take the first left hand turning onto College Road. Proceed along College Road where Arden House, number 15 will be found on the left hand side.

## GROUND FLOOR

### Main Hallway

26'5" x 6'0" (8.05m x 1.83m)

With wood effect laminate flooring, a double radiator, four sealed unit double glazed windows and door to front. With built-in storage cupboards, a large utility storage cupboard with space and plumbing for a washing machine and space for a tumble dryer. Wall mounted combination central heating and hot water boiler. Telephone point and door to rear.

Open Plan Kitchen/Living area  
25'6" x 19'7" (7.77m x 5.97m)

### Kitchen Area

Fitted with an excellent quality range of base and eye level units and Quartz working surfaces incorporating a stainless steel single drainer sink unit with tiled splashback. With integrated four ring induction hob and stainless steel extractor fan over, integrated oven, microwave., fridge freezer and dishwasher. Wall mounted feature radiator, breakfast bar and wood effect laminate flooring.

### Lounge Area

With wood effect laminate flooring, a feature wall mounted log effect living flame fire, two double radiators, two sealed unit double glazed windows and sealed unit double glazed French doors leading out to the flagged patio and raised rockery garden beyond. A beautiful stainless steel spiral staircase with wooden steps leading to the Mezzanine floor above.

### Mezzanine Floor

10'9" x 10'7" (3.28m x 3.23m)

With wood effect laminate flooring, single radiator, access to eaves storage and spectacular glazed ceiling.

### Shower Room

9'4" x 3'2" (2.84m x 0.97m)

Comprising a fully tiled and glazed shower cubicle and shower, vanity washbasin and low-level w.c. Stainless steel heated towel rail, extractor fan, wood effect laminate flooring and two frosted sealed unit double glazed windows.

### Inner Hallway

9'4" x 3'0" (2.84m x 0.91m)

### Bedroom One

18'6" x 12'2" (5.64m x 3.71m)

With two double radiators, wood effect laminate flooring and a full range of built-in floor to ceiling wardrobes, chest of drawers and bedside cabinets. Sealed unit double glazed bay window to front with white shutters.

### En-Suite Shower Room

7'6" x 5'5" (2.29m x 1.65m)

Fitted with a fully glazed and tiled double shower unit and shower, wall mounted vanity washbasin and low-level w.c. Stainless steel heated towel rail, wood effect laminate flooring and frosted sealed unit double glazed window.

### Bedroom Two

10'9" x 10'4" (3.28m x 3.15m)

With single radiator, wood effect laminate flooring, two built-in double wardrobes with vanity area and sealed unit double glazed bay window with white shutters.

### OUTSIDE

With two allocated off road parking spaces.

### GARDEN

With private flagged patio area, raised rockery garden and wooden garden shed.



