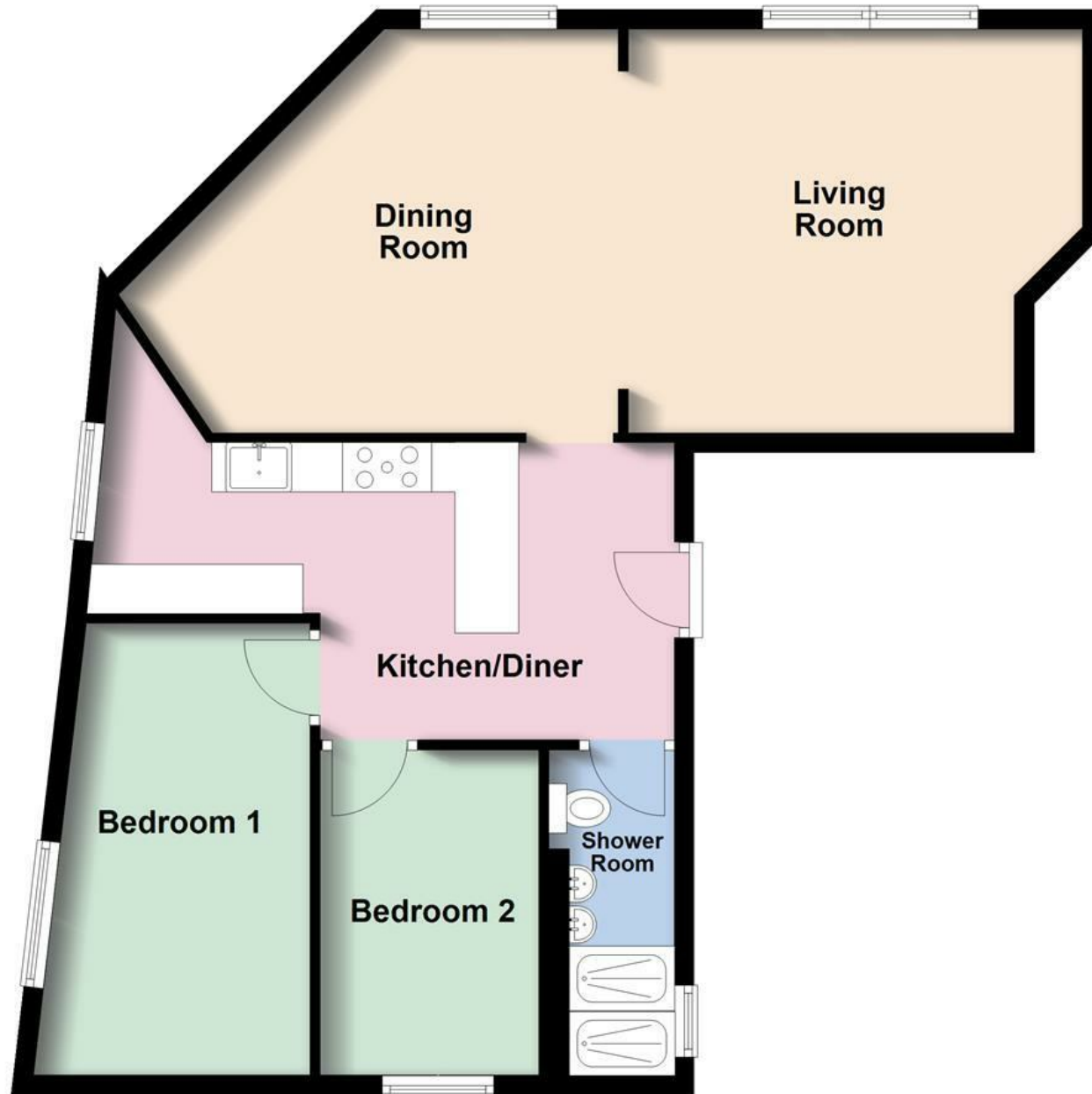


Second Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**CENTRALLY LOCATED** within a stones throw of Pavilion Gardens & Buxton Opera House. A second floor apartment offering spacious accommodation and **FOR SALE WITH NO ONWARD CHAIN**. Communal hall with **LIFT ACCESS TO UPPER FLOORS**. Comprising; dining kitchen, living room opening onto dining room, **TWO BEDROOMS** and part fitted wet room. Externally there is a residents parking space.

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### COMMUNAL HALLWAY

With stairs and lift access to upper floors.

### SECOND FLOOR LANDING

With access to second floor apartments.

### LIVING ROOM

15'1 x 13'5 (4.60m x 4.09m)

Two sash windows, radiator, opening onto;

### DINING ROOM

14'7 x 13'6 overall (4.45m x 4.11m overall)

Sash window, radiator.

### FITTED DINING KITCHEN

20'2 x 12'6 overall (6.15m x 3.81m overall)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit with mixer taps, space for range style cooker with double extractor above, space for washing machine, fitted fridge, fitted freezer, wooden flooring, sash window, radiator, fitted wine rack.

### BEDROOM ONE

15'1 x 9'3 (4.60m x 2.82m)

Sash window, radiator, wooden flooring.

### BEDROOM TWO

10'10 x 7'10 (3.30m x 2.39m)

Glazed window, radiator, wooden flooring.

### WET ROOM

(currently unfinished with twin wash hand basins to be wall mounted). Shower area with shower fittings, high level cistern WC, part tiled walls, electric underfloor heating, frosted double glazed window.

### EXTERNALLY

The building offer parking spaces for residents and as previously mentioned overlooks Pavilion Gardens and the Opera House.

### NOTES

Tenure: Leasehold 999 years from June 2024

Annual Service Charge: Annual Service Charge

Council Tax Band: C

EPC Rating: C

What3Words Location: trapdoor.acoustics.eradicate

