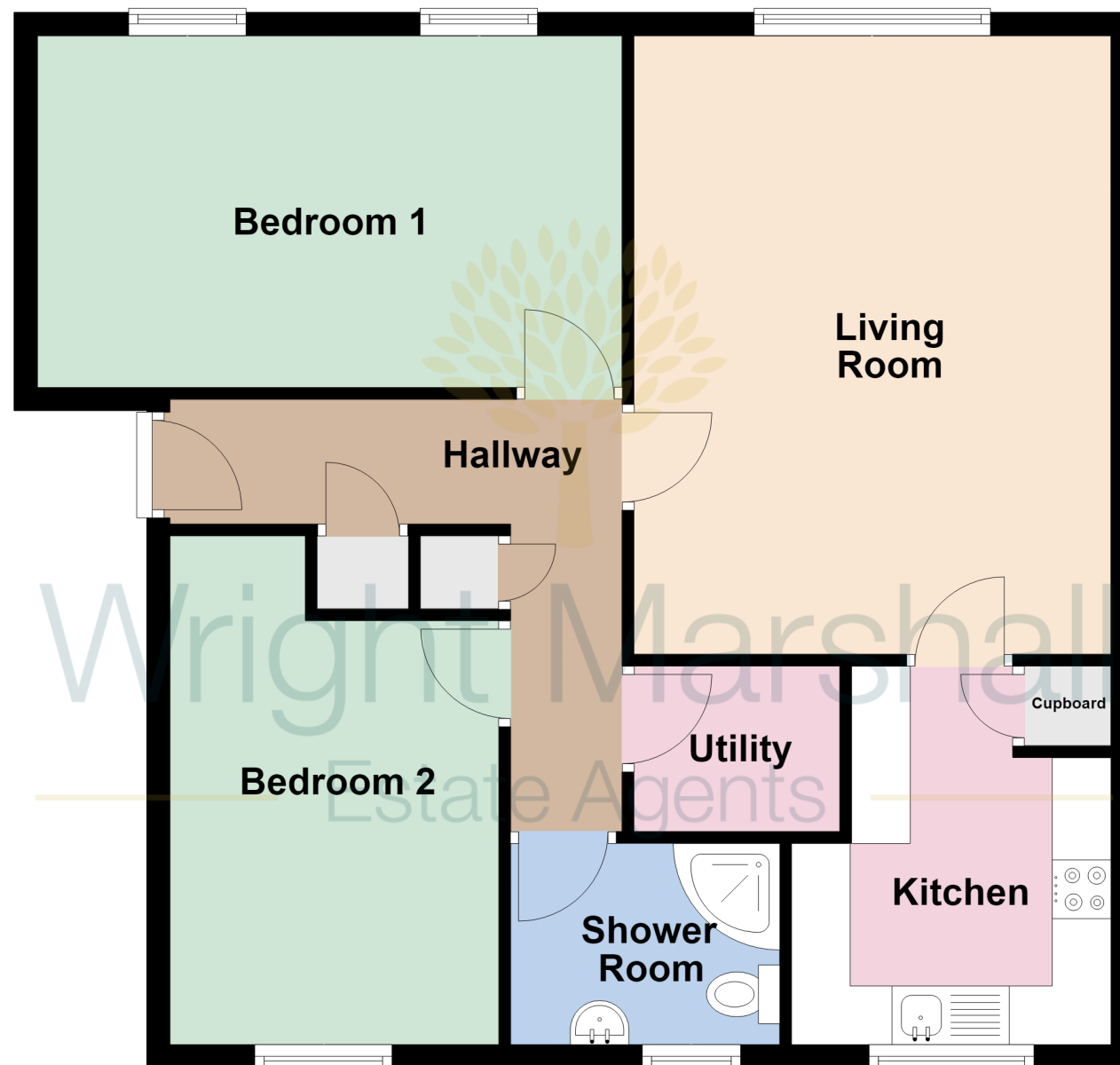


Second Floor



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.



A second floor TWO BEDROOM APARTMENT situated within a convenient location close to Buxton town centre, with easy access to local amenities, the Opera House, and transport links. Offered with NO ONWARD CHAIN. The accommodation comprises a well proportioned living room, a modern fitted kitchen, two double bedrooms, and a contemporary bathroom. Externally, the property benefits from ample off road parking and communal grounds.

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Entrance Hall

Composite door, radiator, two built-in cupboards and wood effect flooring.

Living Room

17'4 x 13'4
uPVC double glazed window, radiator and wood effect flooring.

Kitchen

7'10 x 8'11
uPVC double glazed window, fitted wall and base units, four-ring gas hob, integral oven and grill, sink and drainer with mixer tap over, radiator, built-in cupboard housing the combi boiler and tile effect flooring.

Bedroom One

9'10 x 16'4
Two uPVC double glazed windows, radiator and wood effect flooring.

Bedroom Two

14'2 x 9'1
uPVC double glazed window, radiator and wood effect flooring.

Shower Room

5'8 x 7'6
uPVC double glazed window, enclosed corner shower cubicle with electric wall-mounted shower fitment, WC, pedestal wash basin, ladder style radiator and tile effect flooring.

Utility Room

4'6 x 5'9
Plumbing for a washing machine, space for a fridge freezer and tiled flooring.

Exterior

The property offers ample off road parking and communal grounds

