



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.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A spacious 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 232 sq ft living and dining area with a Juliet balcony, a modern fitted kitchen, two double bedrooms, and a contemporary bathroom. Externally, the property benefits from a SINGLE GARAGE and communal garden frontage.

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HALLWAY

Entrance door, intercom, built in cupboard, radiator, and loft access.

LIVING ROOM AND DINING AREA

12'9 x 20'7 (3.89m x 6.27m)

uPVC double glazed windows, double glazed doors leading to a Juliet balcony, and two radiators



KITCHEN

10'9 x 7'11 (3.28m x 2.41m)

uPVC double glazed window, fitted wall and base units with a wood effect worktop over, four ring gas hob with an extractor fan over, integral oven, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, integral dishwasher, plumbing for a washing machine, radiator, Worcester combi boiler, and wood effect flooring.



BEDROOM ONE

13'10 x 9'10 (4.22m x 3.00m)

uPVC double glazed window, radiator, and built in wardrobes.

BEDROOM TWO

10'9 x 10 (3.28m x 3.05m)

uPVC double glazed window, radiator, and built in wardrobes.



BATHROOM

10'9 x 5'5 (3.28m x 1.65m)

uPVC double glazed window, bath with a wall mounted electric shower fitment over, WC with a push flush, pedestal wash basin, radiator, built in cupboard, part tiled walls, and wood effect flooring.

EXTERIOR

The property offers well maintained communal gardens to both the front and rear, along with a private garage.

GARAGE

16'4 x 7'8 (4.98m x 2.34m)

NOTES

Tenure: Leasehold 999 years from 1973

Council Tax Band: B

EPC Rating: TBC

What3Words Location: cursing.galloped.instance

