



## Flat 3 Buxton House, Terrace Road Buxton



**BURY &  
HILTON**  
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Flat 3 Buxton House, Terrace Road

Buxton

Derbyshire, SK17 6DU



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**Per Calendar Month**  
**£895 Per Calendar Month**

### Communal Entrance

With stairs leading to upper floors and other apartments.

### Third Floor- Private Entrance Hallway

With door off communal hallway leading to spacious private hallway with built in storage cupboard, door intercom system and exposed wooden beam. Doors leading to:

### Lounge

Velux window. Electric radiator. Exposed wooden beams.

### Kitchen

Fitted with wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink. Electric hob and oven with extractor hood over. Space for washing machine and fridge freezer. Arched window to front overlooking Buxton Market Place. Exposed wooden beam.

### Bedroom

With window to side. Electric heater. Exposed wooden beams. Spotlight lighting.

### Bedroom

Velux window. Electric heater. Built in wardrobes. Shower cubical with wall mounted shower over and tiled walls. Extractor fan. Spotlight lights. Exposed wooden beams.

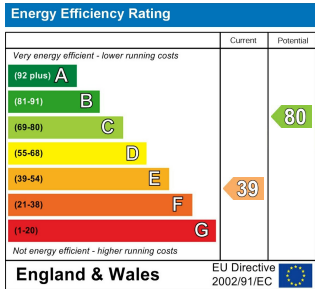


Staffordshire - 01538 383344



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# Accommodation

## Bathroom

Fitted with wash hand basin, wc, shower cubical with wall mounted shower and tiled walls and free standing paneled bath. Electric towel rail. Spotlight lighting. Exposed wooden beams. Cupboard housing the hot water cylinder.

HPBC- BAND A

EPC- E

LEASEHOLD. 999 YEAR LEASE GRANTED 27TH JUNE 2003. Approx. £500 per annum GR/SC.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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