Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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Apartment 1Park Lodge Park Road

Buxton, SK17 6SG

£225,000

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Tenure Leasehold **Council Tax Band** B

We are delighted to be able to offer for sale this stunning immaculately presented two bedroom, two bathroom ground floor apartment, situated within easy walking distance of Pavilion Gardens, Buxton Opera House and the Town Centre with its many amenities. Benefitting from sealed unit double glazing and electric convection radiators throughout, the apartment has been used as an extremely successful holiday let and offers excellent accommodation of the very highest standard in a highly popular residential location. With off road parking and access to communal gardens , and full burglar alarm . A viewing is highly recommended.

DIRECTIONS

From our office, bear right and then left at the Spring Gardens roundabout. Follow the road which bears to the right as it becomes Manchester Road, take the first left turn into Park Road. Park Lodge will be seen on the left hand side and No. 1 is accessed from the rear of the building.

GROUND FLOOR

Communal Porch

Hallway
5'0" x 3'4" (1.52m x 1.02m)

Entrance Hall
27'0" x 3'2" (8.23m x 0.97m)

Lounge/Dining Room
14'3" x 13'4" (4.34m x 4.06m)

With a wall mounted electric log-effect fire, three sealed unit double glazed sash windows to front, T.V., aerial point and wall mounted convection radiator.

Kitchen
14'0" x 7'7" (4.27m x 2.31m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash backs. With integrated stainless steel oven with four ring ceramic hob and extractor over, integrated fridge/freezer, integrated dishwasher and integrated washer /dryer machine. With sealed unit double glazed sash window to side, wall mounted convection radiator and breakfast bar. Extractor fan.

Bedroom One
14'1" x 9'0" (4.29m x 2.74m)

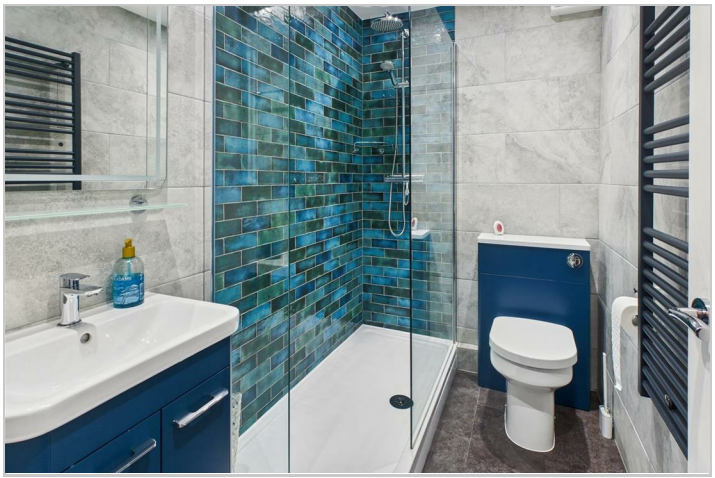
With three sealed unit double glazed sash windows, wall mounted convection radiator and good sized walk-in storage cupboard. Wall mounted convection radiator.

En-Suite Shower Room
5'7" x 5'0" (1.70m x 1.52m)

With a fully glazed and fully tiled , shower cubicle and rainfall shower, vanity wash basin with cupboard below and low-level W.C. With heated towel rail and extractor fan.

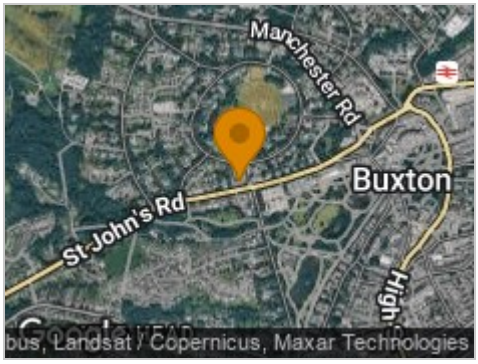
Bathroom
7'10" x 4'10" (2.39m x 1.47m)

With a fully glazed and tiled double shower unit and rainfall shower, low-level W.C., and wash-hand basin. With heated towel rail, extractor fan and part-tiled.

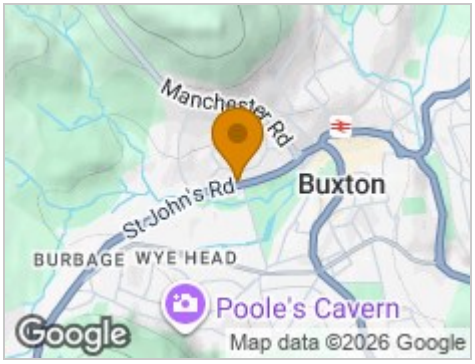


Road Map

Hybrid Map



Terrain Map

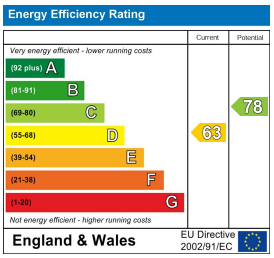


Floor Plan

Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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