



# Flat 6 Beechwood 12 Park Road

Buxton, SK17 6SG

Offers Around £200,000



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Tenure Leasehold Council Tax Band B



A spacious second floor apartment in a sought after residential area, not far from The Pavilion Gardens, The Opera House and the town centre. Offering two bedroom accommodation with the benefit of gas central heating and an outside storage room. Standing in a plot with communal grounds and off road parking. Offered for sale with no onward chain.

## DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Follow the road around to the right into Manchester Road and turn immediately left into Park Road. Turn left at the junction to continue along Park Road and Beechwood can be found after a short while on the right hand side where our For Sale board has been erected.

## GROUND FLOOR

External staircases to second floor at the front and rear of the building.

## SECOND FLOOR

Communal Entrance Hall

Private Entrance Hall

Eaves storage, built in wardrobe and cupboard and part wood panelled walls.

Lounge

20'2" x 16' (6.15m x 4.88m)

Featuring a decorative fireplace and hearth with open grate and gas point. Plate rack, single and double radiators and sash window overlooking the garden.

Bedroom Two

11'6" x 11'4" (3.51m x 3.45m)

With part sloping ceiling. Built in cupboards and shelving, double radiator and double glazed Velux window.

Inner Hall

Built in cupboard, loft access and part wood panelled walls.

Dining Kitchen

14'7" x 12' (4.45m x 3.66m)

Fitted with base units and work surface. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Electric cooker point, extractor, extractor and double radiator. Alpha boiler, wood effect flooring, two uPVC double glazed windows and glazed door to rear stairs/fire escape and to outside storage room.

Bathroom

8'8" x 7' (2.64m x 2.13m)

Fitted with a suite comprising panel bath with shower attachment, shower screen and tiled surround, pedestal wash basin and low level wc. Shaver point, heated towel rail, sash window, extractor and wood effect flooring.

Bedroom One

13'9" x 11'7" (4.19m x 3.53m)

Telephone point, double radiator, recessed shelving and sash window.

## OUTSIDE

Garden and Parking

The property stands in communal grounds with

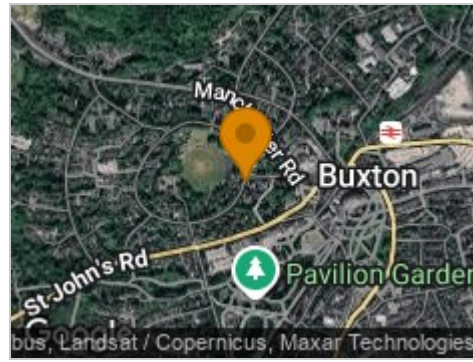
gardens and an allocated parking space. The external stairs and fire escape are also communal.



## Road Map



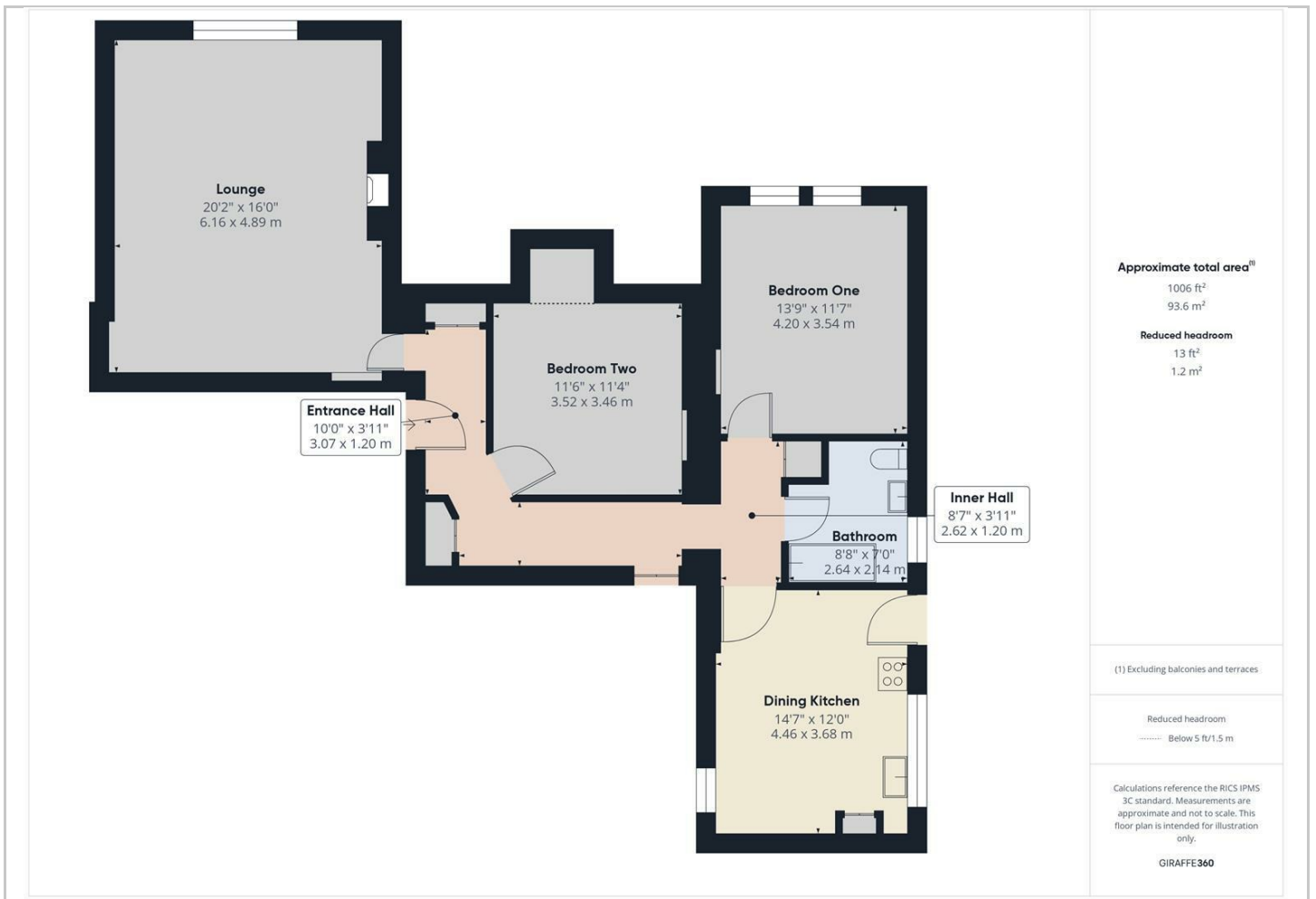
## Hybrid Map



## Terrain Map



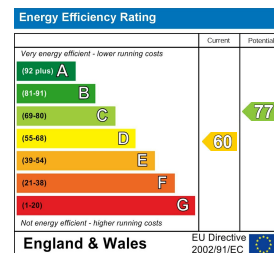
## Floor Plan



## 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



### Important Notice

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