



43a. High Street  
Buxton



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Derbyshire, SK17 6HA



Bury and Hilton are delighted to offer to rent this completely renovated, one bedroomed first floor apartment, centrally located within walking distance to Buxton market place and all amenities.

The current landlord has completely renovated this property from top to bottom, including complete decoration throughout, brand new flooring throughout, brand new modern kitchen and shower room. Rarely does a property of its standard come to let.

Accommodation in brief: Stairs leading up to-Communal entrance hallway (shared with only one other apartment) Private entrance hallway, inner hallway, kitchen, shower room, double bedroom and lounge.

With a mix of newly installed uPVC double glazing and refurbished sash windows and gas central heating throughout.  
Ready to move into immediately.

**Per Calendar Month**  
**£875 Per Calendar Month**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

#### Communal Entrance Hallway

With external steps leading to communal entrance door and hallway. (Sharing with only one other apartment)

#### Private Entrance Hallway

With front entrance door. Spacious hallway with coat hanging space. Laminate flooring

#### Inner Hallway

Three timber sash windows to side. Radiator. Brand new carpet in beige herringbone style.



## Kitchen

Fitted with a BRAND NEW modern and matching cream shaker style kitchen with a range of wall and base units with drawers with contrasting wood effect working surfaces over incorporating one and a half bowl white ceramic sink with gold fixtures over and tiled splash backs. Space and plumbing for kitchen appliances including washing machine and fridge freezer. Integrated electric hob and oven with extractor hood over. Wall cupboard housing the Valliant gas combi boiler. Two uPVC sash style windows to side and rear. Radiator. Tile effect flooring.

## Shower Room

Fitted with a BRAND NEW modern and matching suite comprising: Wash hand basin , wc and walk in shower with glass shower screen and shower over. Mermaid boarded walls to the shower. Half paneled walls. Heated towel rail. Tiled flooring.

## Bedroom

With Velux window and uPVC sash style window to rear. Radiator. Brand new carpet in beige herringbone style.

## Lounge

With box bay window to front with window seating area and second sash window to front. Radiator. Brand new carpet in beige herringbone style. Feature decorative fireplace with surround.

HPBC- BAND A

EPC- BAND C

Viewings- By prior appointment through the Agents. Bury & Hilton Buxton office Tel: 01298 27524

Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Proof of ID - In order to comply with anti-money laundering

regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.

References - References through HomeLet will be applied for by Bury and Hilton.

Deposit- A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

## 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.

## Agents Notes

Bagshaws LLP 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. Bagshaws LLP 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.





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**In partnership with Bury and Hilton**

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