



# Flat 4 The Links, Hartington Road Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## Flat 4 The Links, Hartington Road

Buxton  
Derbyshire, SK17 6JQ



Offers In The Region Of  
£151,800

### Communal Entrance

With stone steps leading to the communal entrance hallway with buzzer door intercom.

### Private Entrance Hallway

With large built in storage cupboard with hanging space and shelf.

### Bathroom

Fitted with a matching three piece suite comprising: Paneled bath with shower attachment, Wc with dual flush and wash hand basin with mixer tap and vanity unit below. Half tiled walls. Wooden window, heated towel rail.

### Inner Hall

With doors too:

### Bedroom

Wooden window and radiator. Two built in floor to ceiling wardrobes with hanging space and cupboards above.

### Lounge

Wooden window and radiator.

### Kitchen

Fitted with a matching range of wall and base units with drawers with work surface over incorporating stainless steel sink with mixer tap over and drainer. Four ring gas hob with electric oven. Space and plumbing for washing machine. Space for fridge freezer. Space for dining table. Wall cupboard housing the alpha wall mounted gas combi boiler. Counter top lighting, three windows and radiator.

### Outside

Communal gardens.



Buxton - 0129827524

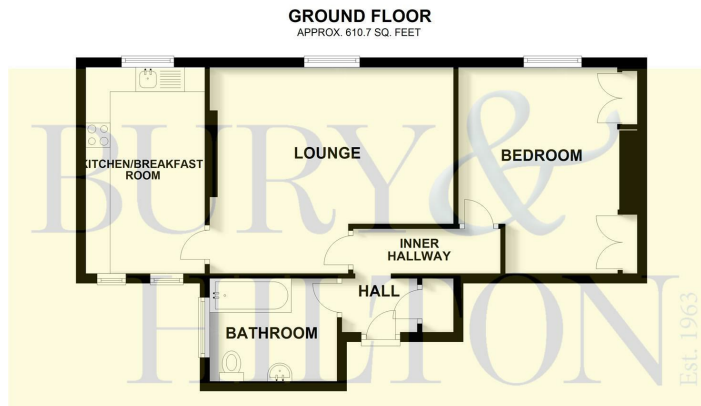


buxtonhomes@buryandhilton.co.uk





| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (92 plus) A                                                       |         |           |
| (81-91) B                                                         |         |           |
| (69-80) C                                                         |         |           |
| (55-68) D                                                         |         |           |
| (39-54) E                                                         |         |           |
| (21-38) F                                                         |         |           |
| (1-20) G                                                          |         |           |
| Not energy efficient - higher running costs                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

# Accommodation

HPBC- BAND A  
LEASEHOLD  
EPC- C

LEASEHOLD- SERVICE CHARGE- £360.95 PER QUARTER. GROUND RENT IS INCLUDED IN THE SERVICE CHARGE. Please note, the property is currently self managed and the managers are in the process talks with a management company. 999 Year lease granted 1987. All owners own a share of the freehold. Holiday lets are not permitted however residential lets and second homes are considered. Pets considered.

## 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.

## 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.



**BURY & HILTON**  
EST 1963  
Part of the Bagshaws Partnership

17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**

**BAGSHAWS**  
EST 1897  
Land · Property · Livestock

**Offices in:**

Ashbourne

01335 342201

Bakewell

01629 812777

Buxton

01298 27524

Leek

01538 383344

Uttoxeter

01889 562811

arla | propertymark

