



16 South Mews, Buxton, SK17 6GE
Offers in the region of £130,000

"Beautifully presented, with the very best of Buxton on your doorstep"

Inside, this light and spacious first-floor apartment has been thoughtfully upgraded throughout, combining character and comfort with a quality kitchen and stylish bathroom. With two well-proportioned bedrooms and no onward chain, it offers an inviting home for first-time buyers, those seeking a convenient town-centre retreat or investors looking for an appealing property in the heart of Buxton.

Step outside and immerse yourself in the wonderful Buxton lifestyle, with independent shops, cafés, restaurants and the historic Market Place all just moments from home. The town's beautiful architecture, Pavilion Gardens and renowned Opera House are also within easy reach, making this an ideal base from which to enjoy everything Buxton has to offer.

Denise White Estate Agents Comments

This light and deceptively spacious two-bedroom first-floor apartment has been upgraded and improved to an great standard, featuring high-quality fixtures and fittings throughout, including Neff appliances, Quartz work surfaces and a Quooker instant boiling water tap. Offering stylish, modern accommodation, this is an ideal turn key purchase for those looking for a low-maintenance home.

Accessed via a communal hallway, the apartment occupies the first floor, providing a secure and convenient 'lock-up-and-leave' lifestyle. The property also benefits from an allocated parking space, a particularly valuable feature as not all apartments within the development have designated parking.

Ideally situated just off Buxton Market Place, the apartment is within easy walking distance of the town's excellent range of amenities, including shops, transport links, doctors' surgeries and the popular Pavilion Gardens.

Further benefits include gas central heating and uPVC double glazing throughout, making this an appealing and ready-to-move-into home in a highly convenient location.

Location



South Mews occupies an exceptionally convenient position just off South Street, moments from Buxton's historic Market Place and the independent

shops, cafés, traditional bakery, butcher's, restaurants and bars of Higher Buxton.

For those who enjoy having everything close at hand, Buxton's popular market takes place every Tuesday and Saturday, while the town's magnificent architecture and celebrated attractions—including The Slopes, The Crescent, Buxton Opera House and the beautiful 23-acre Pavilion Gardens—are all within easy reach.

Buxton offers a wonderful lifestyle, combining the character and culture of an historic spa town with the spectacular countryside of the Peak District on its doorstep. The surrounding area provides an abundance of opportunities for walking, cycling and exploring some of Derbyshire's best-loved towns and villages.

The property is also well placed for local bus services and Buxton railway station, which provides a direct service to Manchester Piccadilly. Its central and highly accessible location makes the apartment particularly appealing to first-time buyers, those looking to downsize, buyers seeking a convenient Peak District base and investors searching for a property with strong rental appeal.

Communal Hallway

With communal front entrance door. Stairs leading to all floors.

First Floor- Private Entrance Hallway



Front entrance door. Laminate flooring. Central heating radiator. Storage cupboard housing electricity fuse box. Door entry system. Alarm system. Doors off leading to: –

Lounge Diner

19'10 x 13'3 (6.05m x 4.04m)



Laminate flooring. Three uPVC windows to rear elevation. Two central heating radiators. Quartz breakfast bar. Three ceiling lights. Archway open plan on to:-

Fitted Kitchen

9' x 5'10 (2.74m x 1.78m)



Fitted with a modern and contrasting range of wall and base units with drawers and with quartz work surface over incorporating inset Franke sink with Quooker instant boiling water tap over. Neff induction hob with Neff extractor hood over. Integrated eye level Neff microwave oven. Integrated washer dryer. Integrated fridge freezer. Wall cupboard housing the gas combo boiler. Obscure glazed UPVC window to side. Laminate flooring. Ceiling spotlights.

Bathroom

7'1 x 6'1 (2.16m x 1.85m)



Fitted with a panelled Jacuzzi bath, Corner shower unit with wall mounted Mira electric shower over with sliding doors. Vanity wash hand basin with storage cupboard below and Low-level WC with concealed cistern. Laminate flooring. Heated towel rail. Obscure glazed uPVC window to side. Extractor fan. Three ceiling spot lights.

Bedroom One

10'4 x 9' (3.15m x 2.74m)



Carpet flooring. Central heating radiator. uPVC window to front. Ceiling light.

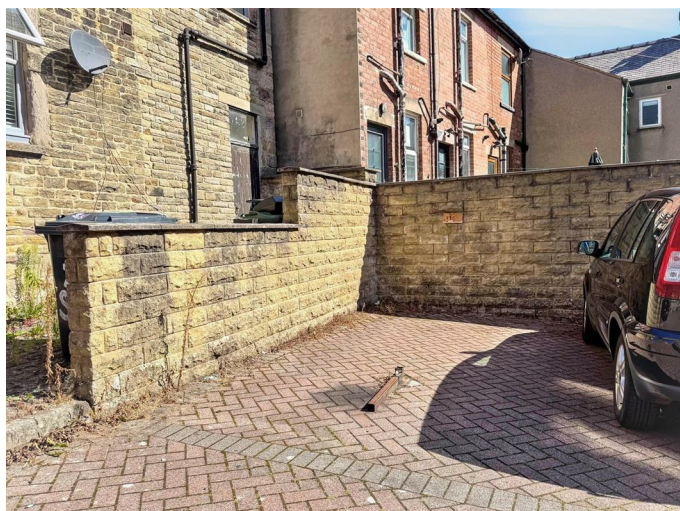
Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)



Carpet flooring. Central heating radiator. uPVC window to front. Ceiling light.

Outside



There is an allocated parking space that comes with the property. This is the first space on the left once on the development.

Agents Notes

Tenure: Leasehold.

GROUND RENT- Peppercorn

SERVICE CHARGE- £850 per annum approx.

No holiday lets. Pets with permission.

Services: All Mains Services.

Council Tax: HPBC- Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

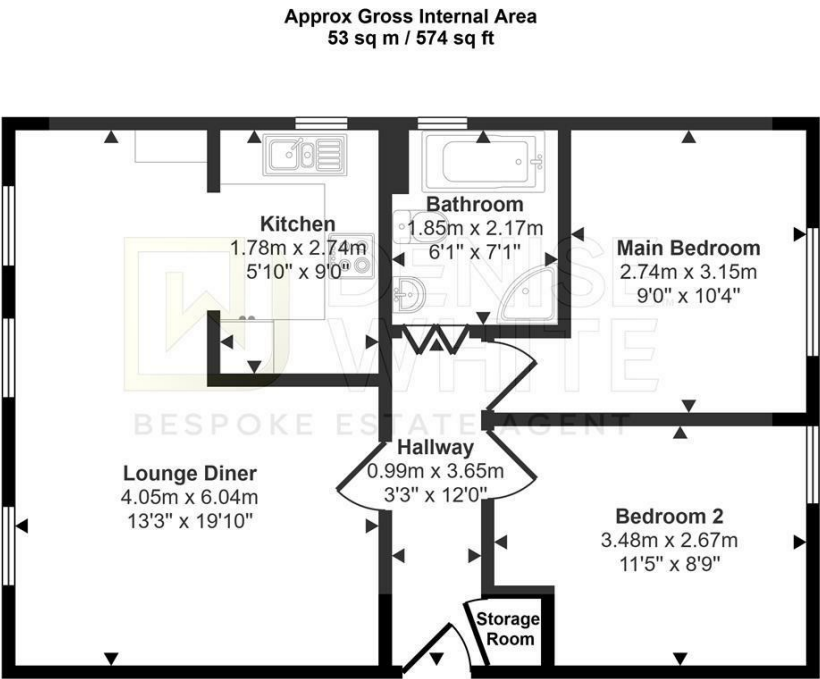
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,

to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

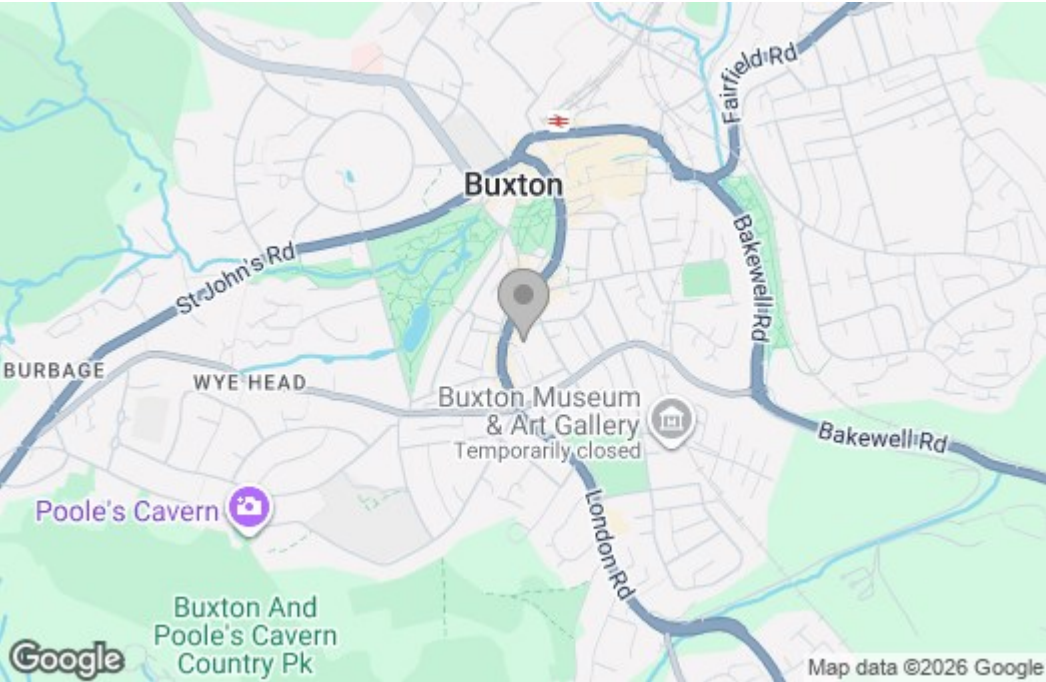
Floor Plan



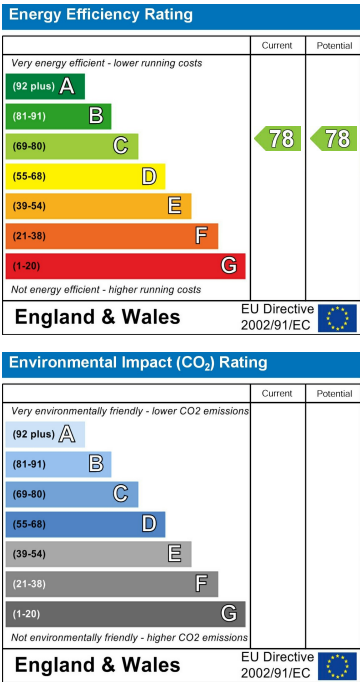
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.