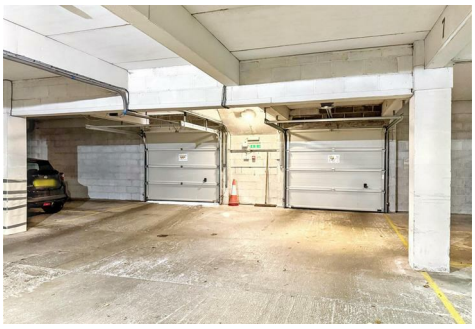
DENISE WHITE™
BESPOKE ESTATE AGENT









8 Hardwick Gardens Hardwick Mount, Buxton, SK17 6PL

Guide price £200,000

Guide Price- £200,000 to £215,000

"Town-centre convenience, easy living and allocated parking – the perfect place to downsize!"

This well-positioned, two-bedroom purpose-built apartment occupies a highly sought-after town-centre location, within easy walking distance of the town centre and its excellent range of amenities. The property benefits from an allocated parking space, well-maintained communal areas and lift access to all floors, making it an ideal choice for those seeking convenient and easily accessible living.
Offered for sale with no onward chain, this apartment presents an excellent opportunity for those looking to downsize and enjoy all the convenience of town-centre living.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
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Denise White Estate Agents Comments

This purpose-built apartment offers spacious, well-proportioned accommodation arranged over one level, with the added benefit of lift access and well-maintained communal areas. A particularly appealing feature is the allocated parking space within the secure car park, a real advantage for a property in such a convenient location.

The accommodation briefly comprises a private entrance hallway with useful storage cupboard, a modern shower room, two well-proportioned bedrooms, one of which benefits from a separate WC and additional storage, a spacious lounge with dining area and a fitted kitchen.

Further benefits include recently upgraded double-glazed windows and a modernised central heating system, providing additional comfort and efficiency.

This property would make an ideal purchase for those looking to downsize without compromising on space, offering comfortable, easily accessible living in a highly convenient town-centre position, close to local amenities and transport links.

Location



Hardwick Gardens is positioned in a well-regarded residential area of Buxton, ideally positioned for enjoying everything this beautiful spa town has to offer. The area combines a pleasant residential feel with excellent convenience, being within easy walking distance of the town centre, where you will find a fantastic selection of independent shops, cafés, restaurants and local amenities.

Buxton is renowned for its stunning architecture, historic charm and beautiful surrounding countryside, with plenty of opportunities to enjoy the outdoors. The nearby Pavilion Gardens offer a wonderful setting for a leisurely stroll, whilst The Slopes provide attractive green space and lovely views across the town. With Buxton railway station also within convenient reach, the area is well placed for those looking to enjoy both town living and excellent transport connections.

Hardwick Gardens is an appealing location for anyone seeking a convenient and well-connected home in the heart of this popular Peak District town.

Why We Love This Property

We love this property for its fantastic combination of convenient, town-centre living and practical features. It is particularly well suited to those looking for easily accessible, single-level accommodation, with the added benefit of lift access. The allocated parking space is a real bonus and a rare find in such a central location.

We especially love the position of this property, right on the doorstep of the town centre, with the shops, Pavilion Gardens and train station all within easy walking distance. It offers the perfect balance of convenience and accessibility, making it a wonderful place to call home.

Entrance Hallway



Carpet flooring. Radiator. Useful built-in storage cupboard. Ceiling light. Doors off leading to:-

Lounge Diner

21'11 x 10'10 (6.68m x 3.30m)



Carpet flooring. Radiator. uPVC windows to front aspect and uPVC bay window to side aspect with views over to the slopes. Ceiling light.

Kitchen

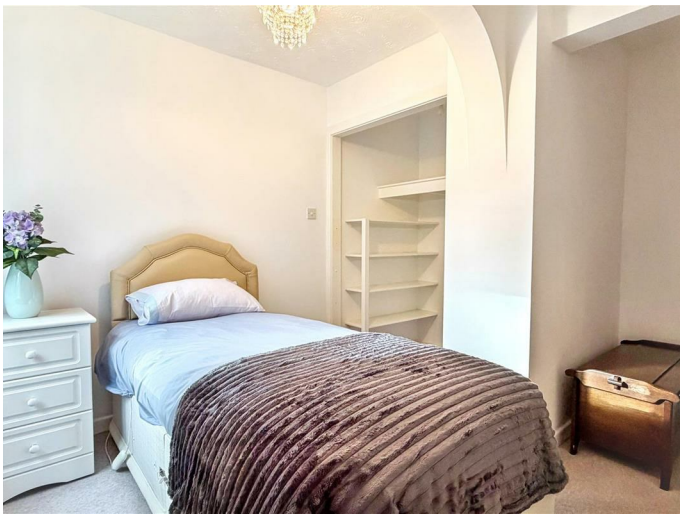
11'5 x 9'4 (3.48m x 2.84m)



With a modern and matching range of wall and base units with work surface over incorporating one and a half bowl stainless stink unit. Wall cupboard housing the Alpha gas Combi boiler. With space and plumbing for washing machine space and plumbing for slimline dishwasher space for tumble dryer. Space for under counter appliances such as separate fridge and freezer. Space for electric cooker with extractor hood over. uPVC window to the rear aspect. Carpet flooring. Ceiling light.

Bedroom

11'7 x 9'5 (3.53m x 2.87m)



Carpet flooring. Radiator. uPVC window to rear aspect. Built in storage shelving. Two ceiling light points.

Bedroom

13'1 x 11'9 (3.99m x 3.58m)



Carpet flooring. Radiator. Bay uPVC window to the rear aspect. Ceiling light. Door off leading to:-

Seperate WC

6'6 x 4'10 (1.98m x 1.47m)



Carpet flooring. Fitted with concealed cistern WC and vanity wash hand basin with a storage cupboards below. Shelving to one wall. Ceiling light. Extractor.

Shower Room

7'4 x 6'7 (2.24m x 2.01m)



Fitted with a modern suite comprising:- Low-level WC. Wash hand basin. Walk in shower cubicle with mermaid boarded walls, glass shower screen, wall mounted shower and shower seat. Fully tiled walls and flooring. Heated towel rail. Extractor. Ceiling lights.

Agents Notes

Tenure: Leasehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band C

957 Years remaining on the lease
£91.00 per annum ground rent
£1296.04 per annum Service charge (£105.75 per month)
No pets.

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 White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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.

Property To Rent?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You WILL Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

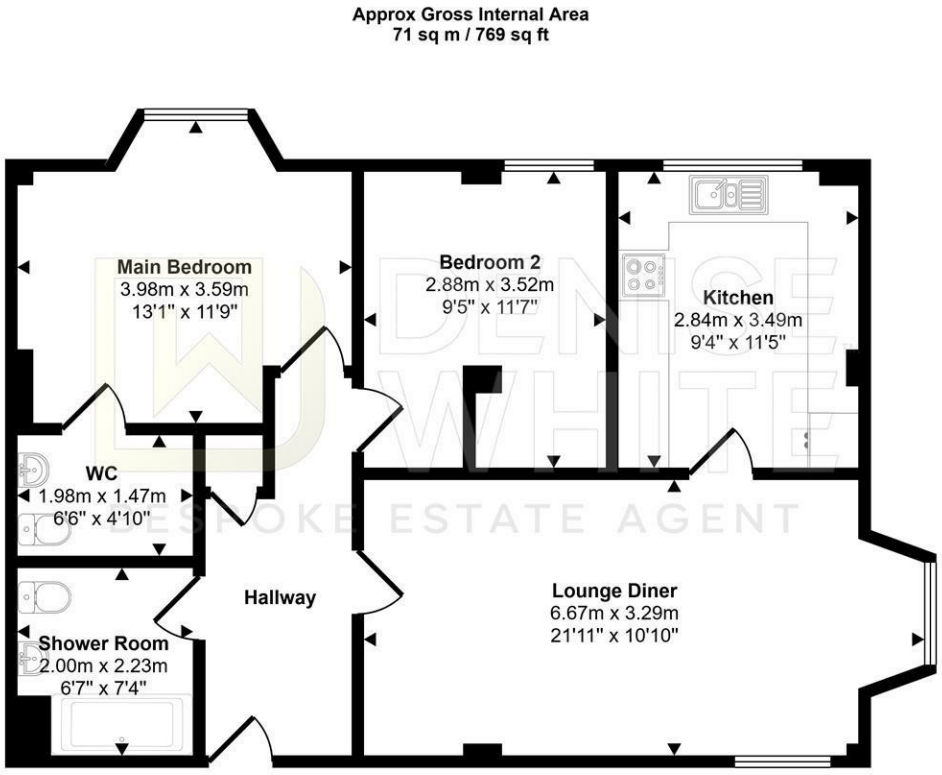
Need A Mortgage?

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

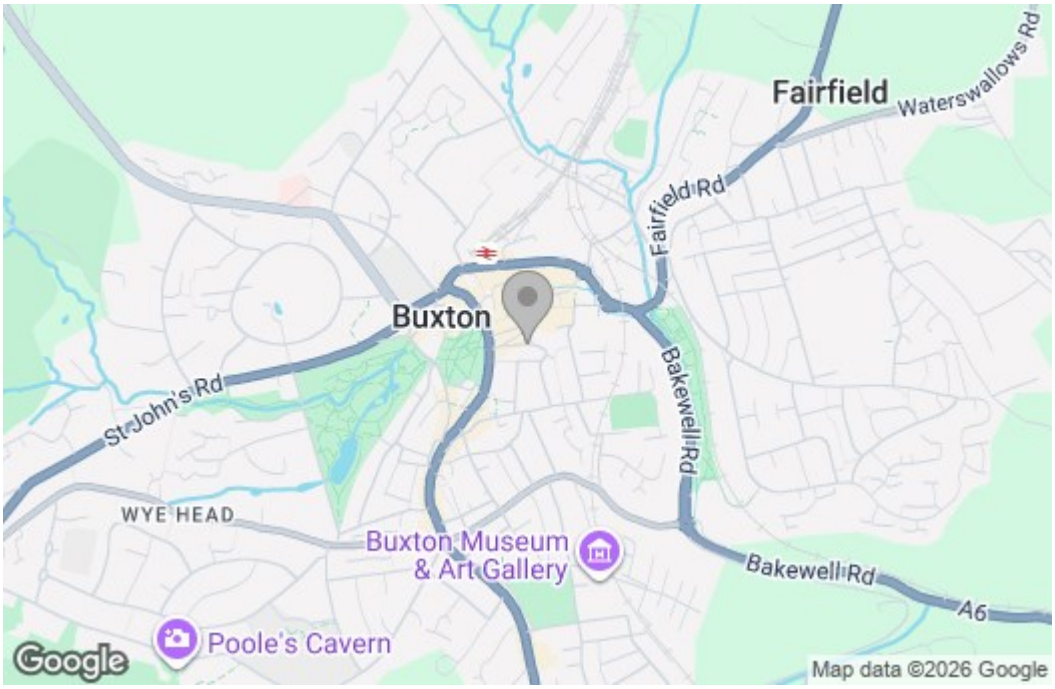
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

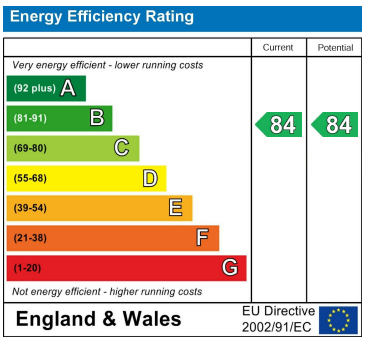


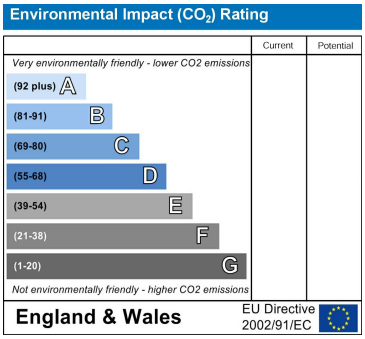
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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