DENISE WHITE™
BESPOKE ESTATE AGENT









Newstead House,108 St. Johns Road, Buxton, SK17 6UT

Guide price £325,000

Guide price £325,000 - £350,000

'Details make perfection, and perfection is not a detail'.- Leonardo da Vinci

This stunning three-bedroom, three-bathroom top-floor duplex apartment offers immaculate, high-quality accommodation arranged over two floors. Light, spacious and beautifully presented throughout, this truly exceptional property is situated in the sought-after location of Burbage and offers a rare opportunity to acquire a home that is genuinely one of a kind.

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

This larger-than-average, unique top-floor duplex apartment is accessed via steps leading to a private entrance. The spacious entrance hallway provides access to the lounge, high-quality fitted kitchen, WC and principal bedroom, which benefits from an en-suite bathroom featuring both a bath and separate double shower.

From the hallway, stairs lead to the upper floor, where there are two further generous double bedrooms, both with en-suite facilities.

The property benefits from gated communal parking to the front and has been finished to a high standard throughout, with quality fixtures and fittings including granite work surfaces and stylish bathroom suites.

This truly one-of-a-kind property offers versatile living and would be ideally suited to professionals, those seeking a second home or buyers looking for something special. A viewing is essential to fully appreciate the impressive size, quality and finish on offer.

Location

St Johns Road is a highly regarded residential location within the popular spa town of Buxton, offering an attractive mix of traditional properties, substantial homes and converted apartments. The area combines character and convenience, with Buxton town centre, Pavilion Gardens and a range of local amenities all within easy reach.

The road is well established and offers a pleasant residential setting, while its location provides excellent access to the wider Peak District and surrounding areas. With its attractive architecture, convenient position and strong appeal to a range of buyers, St Johns Road is a popular choice for those looking to enjoy everything Buxton has to offer.

Why We LOVE this property!

We love this property as it offers a fantastic turnkey opportunity, with excellent space and a high-quality finish throughout. Situated on the top floor, the property benefits from lovely views from the upper bedroom windows.

The location is highly sought after, and properties of this size, finish and quality rarely come to the market, making this a truly special opportunity.

Entrance Hallway



Accesses via private steps externally which lead to the private entrance door.
Split level entrance hallway with front entrance door with obscure glazed panels. Carpet flooring. Column style radiator. Dado rail. Ceiling coving. Gate intercom phone. Ceiling light. Doors off leading to:-

Cloakroom

Low level WC and wall mounted wash basin with tiled splashback. Wall mounted mirror with LED lighting, heated towel rail, extractor and wood effect flooring. Cloakroom space with carpet flooring, coat hanging space and ceiling light.

Lounge



Carpet flooring. Column style radiator. Double glazed sash bay window to front. Ceiling coving. Ceiling light.

Dining Kitchen



Fitted with a range of high quality wall and base units with drawers and granite work surfaces incorporating a two bowl stainless steel sink with mixer tap over. Range sized cooker with 5 gas burning rings, oven grill and warming drawer with display unit over with discrete extractor hood and granite splashback. Dresser style display unit. Integrated appliances including fridge, freezer, washing machine and dishwasher. Breakfast bar seating area. Space for dining table.
Wooden flooring with display edging detail, double glazed sash window to front, column style radiator. Three ceiling lights.

Master Bedroom

Wood effect laminate flooring. Floor to ceiling fitted wardrobes with sliding doors. Column style radiator. Two double glazed sash windows to rear. Ceiling coving. Ceiling light.

Inner Hallway

Carpet flooring. Fitted shelving. Stairs leading down to:-

Bathroom En-suite



Fitted with a quality suite comprising: Walk in double shower unit with waterfall shower had over. Two wash hand basins with mixer taps over and built into wooden vanity unit with wall mirrors. Large freestanding bath with wooden boxing with hand held shower attachment. Low level WC and Bidet. Fully tiled walls and flooring with floor lighting. Two double frosted double glazed windows to rear. Heated towel rail. Tall column style radiator. Ceiling spotlights.

Inner Hallway

Carpet flooring. Double glazed sash window to front and rear. Understairs storage cupboard. Column style radiator. Ceiling light. Stairs off leading to:-

Landing

Carpet flooring. Large storage cupboard. Radiator. Ceiling spotlight.

Bedroom Two



Carpet flooring. With a range of built in wardrobes and cupboards and eaves storage space. Radiator. Velux window to rear. Ceiling light.

Bedroom Three



Carpet flooring. A range of built in storage cupboards, Radiator. Two Velux style window. Loft access. Ceiling light.

Bathroom En-Suite



Fully tiled wet room with wall mounted waterfall style shower head and hand held shower, Bath with waterfall style tap over, WC and wash hand basin. Heated towel rail. Ceiling spotlights and extractor.

Bathroom En-suite



Fully tiled wet room with wall mounted waterfall style shower head and hand held shower, Bath with waterfall style tap over, WC and wash hand basin. Heated towel rail. Ceiling spotlights and extractor. Velux style window.

Outside

The property is accessed via double gates with two allocated parking spaces for apartment 3.

Agents Notes

Tenure: Leasehold. Please note, we have been advised by our vendor that there is no service charge payable and that works are split on a 40%

30% 30% basis (with Apartment 3 paying 40% as and when works are required). 125 year lease granted - 16 October 2014
Services: All mains services connected.
Council Tax: High Peak Borough Council- Band D

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!

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

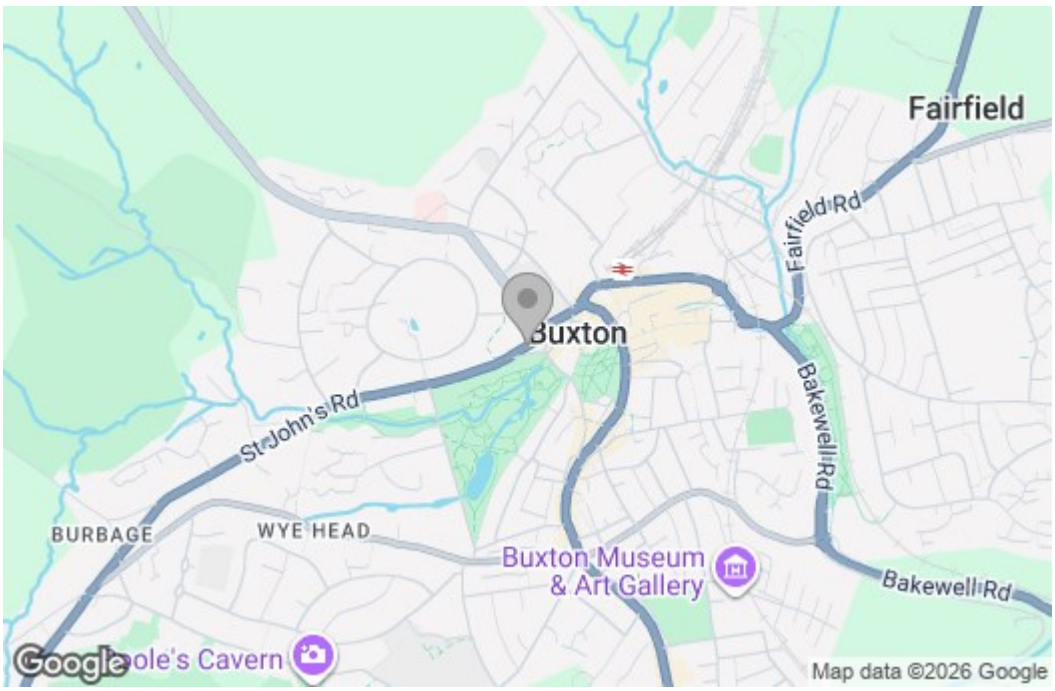
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

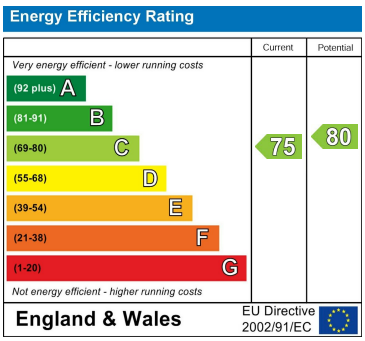


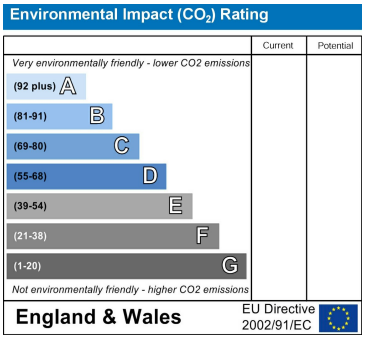
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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