



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered for sale with NO ONWARD CHAIN, this excellent investment opportunity comprises THREE WELL PRESENTED ONE BEDROOM FLATS, ideally situated within a short distance of Buxton town centre, offering excellent access to local shops, amenities and transport links. Flats 2 and 3 each comprise a living room, fitted kitchen, bedroom and bathroom, with access via the communal ground floor entrance, and each have a POTENTIAL RENTAL INCOME OF APPROXIMATELY £650 PER CALENDAR MONTH. Flat 1 is a self contained lower ground floor apartment comprising an open plan kitchen/living area, bedroom and shower room, whilst also benefiting from a PRIVATE PATIO SEATING AREA and OFF ROAD PARKING SPACE, with a POTENTIAL RENTAL INCOME OF APPROXIMATELY £500 PER CALENDAR MONTH. Combined, the property offers a POTENTIAL RENTAL INCOME OF APPROXIMATELY £1,800 PER CALENDAR MONTH, making it an attractive opportunity for investors.

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Communal Entrance Hall

uPVC entrance door, built in cupboard and access to flats 2 & 3.

Flat 2 - Entrance Hall

Electric wall mounted radiator, and stairs to the first floor.

Living Room

10'9 x 11' (3.28m x 3.35m)
uPVC double glazed bay window, and electric wall mounted radiator.

Kitchen

8'11 x 8' (2.72m x 2.44m)
uPVC double glazed bay window, fitted wall and base units, four ring electric hob, integral oven, sink and drainer with mixer tap over, plumbing for a washing machine, and tile effect flooring.

Shower Room

uPVC double glazed window, enclosed corner shower cubicle with electric shower, WC with push flush, wash basin with mixer tap over, ladder style radiator, built in cupboard, part tiled walls, and tile effect flooring.

First Floor - Bedroom

10'3 x 9'11 (3.12m x 3.02m)
uPVC double glazed bay window, and electric wall mounted radiator.

Flat 3 - Ground Floor Entrance Hall

First Floor Hallway

Kitchen

11'8 x 9'11 (3.56m x 3.02m)
uPVC double glazed bay window, fitted wall and base units, four ring electric hob, integral oven, sink and drainer with mixer tap over, built in cupboard, electric wall mounted heater, and tile effect flooring.

Bathroom

8'1 x 4'10 (2.46m x 1.47m)
uPVC double glazed window, bath with electric shower over, pedestal wash basin with mixer tap, ladder style radiator, part tiled walls, and tile effect flooring.

WC

Second Floor Landing

Living Room

10'10 x 15'7 (3.3m x 4.75m)
Two uPVC double glazed windows, electric wall mounted radiator, and loft access.

Bedroom

12' x 10'1 (3.66m x 3.07m)
uPVC double glazed window, and electric wall mounted radiator.

Flat 1 Lower Ground Floor - Entrance Vestibule

Hallway

Kitchen/Living Area

18'3 x 11' (5.56m x 3.35m)
uPVC double glazed bay window, fitted wall and base units, four ring electric hob, integral oven, sink and drainer with mixer tap over, plumbing for a washing machine, electric wall mounted heater, and tile effect flooring.

Bedroom

9'7 x 11' (2.92m x 3.35m)
uPVC double glazed window, electric wall mounted radiator, and wood effect flooring.

Shower Room

9'9 x 5'1 (2.97m x 1.55m)
Walk in shower cubicle with electric shower, WC with push flush, wash basin with mixer tap, ladder style radiator, tiled walls, and tile effect flooring.

Exterior

The property benefits from a seating area and parking for one vehicle.

