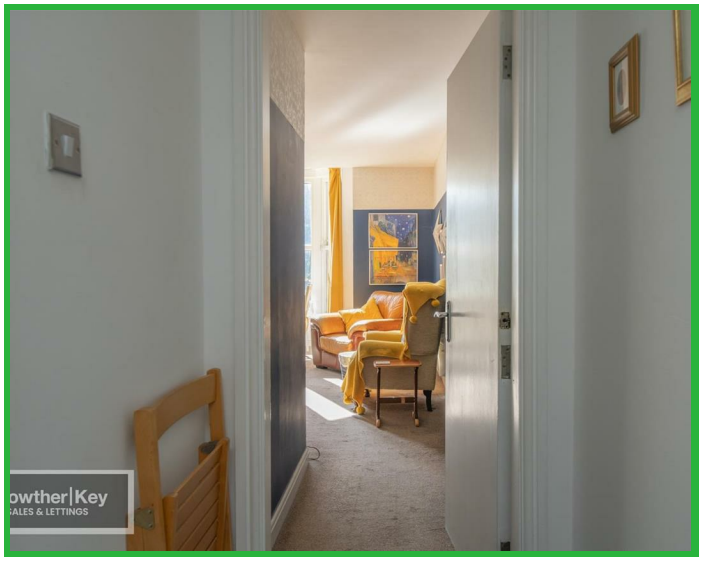
Crowther|Key
SALES

£115,000

1

1

Flat 1 95 Spring Gardens
Buxton SK17 6BP



<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation

Location

The property enjoys a prime central position on Spring Gardens, the bustling principal shopping street in the very heart of Buxton — the celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park. An excellent range of national retailers, independent traders, cafés and restaurants is right on the doorstep, while the town's wider attractions — including the renowned Opera House, the 23-acre Pavilion Gardens and the historic Crescent — are all within a short, level walk. Buxton railway station, offering regular direct services to Manchester Piccadilly, is also close by, and the open countryside of the Peak District is within easy reach.

Accommodation

Entrance Hall
Electric convector heater.

Lounge — 15'6" × 13'6" (4.72m × 4.11m) into the bay
A generous reception room with a bay window incorporating part single unit double glazing, and an electric convector heater.

Kitchen — 10'10" × 9'1" (3.30m × 2.77m)
A range of attractive fitted base units with rolled-edge worktops and matching wall cupboards. Four-ring electric hob, stainless steel extractor hood, built-under stainless steel electric oven, stainless steel sink unit and plumbing for a washing machine.

Bedroom — 10'1" × 9'10" (3.07m × 3.00m)
Double glazed window and an electric convector heater.

En-Suite Bathroom
Panelled bath with shower and screen over, pedestal wash basin, low flush WC, airing cupboard housing the Megaflo unvented hot water cylinder and an extractor fan.

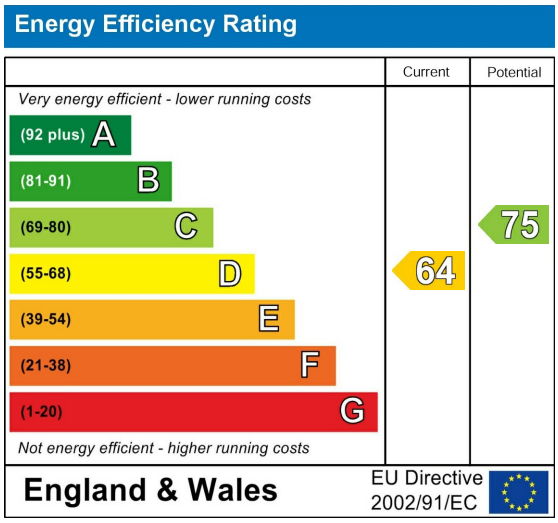
Separate WC
Low flush WC, pedestal wash basin, extractor fan and a built-in cupboard.

Tenure

Leasehold. The property is held on a 125-year lease (with a long residue remaining) at a ground rent of £7 per annum. There are no management or service charges; the shared building outgoings are divided equally, one third each, between the three flats.

Important Notice

These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026