

Crowther|Key

SALES

£115,000



37 Devonshire Place
Buxton SK17 6GP



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

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.

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SUPERB FIRST FLOOR APARTMENT. Centrally situated in this recently constructed retirement living for the over 70's Purpose built block. A first floor apartment with all electric heating an onsite bistro style restaurant, estate manager and on-site staffing 24 hours a day,

Lounge - 25'11" x 12'5"

Electric heater, UPVC sash windows.

Kitchen - 8" x 7"

Wall + base units, square edged worktop, Blanco sink unit, integrated fridge/freezer, built under electric oven, electric hob, stainless steel extractor fan, UPVC window.

Storage Cupboard - 4" x 6'11"

Electric heating tank, clean air system, consumer unit.

Hallway

Intercom system, electric heater.

Bedroom - 10' x 15'3"

Electric heater and UPVC sash window.

Bedroom - 12'9" x 10'3"

Electric heater and UPVC sash window.

Wetroom:

High W/C, sink in vanity unit, walk in shower with shower curtain, extractor fan.

Separate W/C

High W/C and sink in vanity unit.

Outside

Included X1 car park space.

Other Info:

Laundry Room included.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.


Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the

'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk