



# 9 Garmondsway Hampton Court St Johns Road

Buxton, SK17 6TL

£199,950



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Tenure Leasehold - Share of Freehold Council Tax Band



Situated on the highly popular St Johns Road in Buxton, this delightful flat conversion offers a perfect blend of modern living and classic character. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable retreat in this picturesque town.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining and two bathrooms add a touch of convenience, ensuring guests are comfortably accommodated.

One of the standout features of this property is the provision for parking, with space available for two vehicles. This is a rare find in many urban settings and adds significant value to the home.

The beautifully maintained gardens are a delightful feature to enjoy.

Buxton is renowned for its stunning architecture and beautiful parks, making it a desirable location for those who appreciate nature and culture. The town boasts a variety of shops, cafes, and restaurants, all within easy reach, ensuring that residents enjoy a vibrant community atmosphere.

## DIRECTIONS:

From our Buxton office, bear right and then left at the Spring Gardens roundabout. Follow the road bearing third left into St. Johns Road and continue past Pavilion Gardens. Garmondsway will be found on the right hand side in the development Hampton Court. Garmondsway is on the right hand side, with access via the main front entrance door.

## GROUND FLOOR

Communal Entrance Hall  
With stairs to first and second floors.

## SECOND FLOOR

Hallway  
9'9" x 8'4" (2.97m x 2.54m)  
With single radiator, good sized double storage cupboard, security telephone entrance point and Velux sealed unit double glazed loft window.

Inner Hallway  
6'11" x 3'5" (2.11m x 1.04m)

Kitchen  
10'9" x 9'8" (3.28m x 2.95m)  
Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashback. With a built-in oven, five ring stainless steel gas hob, integrated dishwasher, integrated larder fridge and integrated larder freezer. Space and plumbing for a washing machine, single radiator, extractor fan and two sealed unit double glazed sash windows to side.

Inner Hallway  
11'8" x 4'3" (3.56m x 1.30m)

Lounge/Dining Room  
25'11" x 14'4" (7.90m x 4.37m)  
With two double radiators, five sealed unit double glazed sash windows and a Velux sealed unit double glazed loft window.

Bedroom One  
13'8" x 10'5" (4.17m x 3.18m)  
With double radiator and two sealed unit double glazed sash windows.

### En Suite Shower Room

Fitted with a tiled and glazed cubicle with fitted shower, pedestal wash basin and low level wc. With single radiator and sealed unit double glazed Velux window.

### Bedroom Two

13'8" x 11'10" (4.17m x 3.61m)

With double radiator and Velux sealed unit double glazed loft window.

### Bathroom

7'9" x 6'10" (2.36m x 2.08m)

Part tiled and fitted with a good quality suite comprising a panelled bath with mixer shower over and shower screen, low-level W.C. and pedestal washbasin. With single radiator.

### OUTSIDE

Number 9 Garmondsway has two allocated off-road parking space and there is visitor parking on the development. There are well tended and manicured communal grounds with pathways and seating areas.

### NB

Please note that the rooms have sloping ceilings

and measurements are approximate and only to be used as a guide.



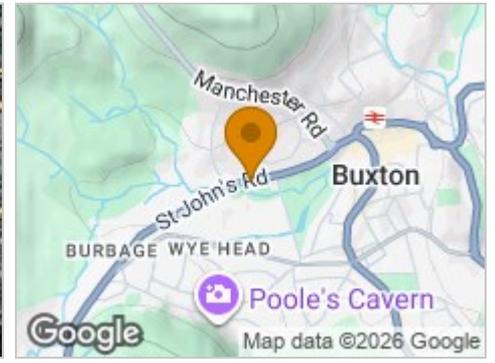
## Road Map



## Hybrid Map



## Terrain Map



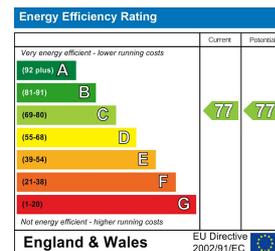
## Floor Plan



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### Important Notice

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