

Apartment 3, Palace Court

Buxton

BURY & HILTON EST 1963
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Apartment 3, Palace Court

Buxton
Derbyshire
SK17 6EF

A spacious second floor apartment conveniently situated on Buxton's Market Place close to amenities.
The property comprises: Entrance hallway, large lounge with views over the Market square, fitted kitchen, bathroom and double bedroom.
With electric heating.
Available now.

PCM £625 PCM

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Private door entry system into apartments and communal stairwell leads to second floor:

Entrance Hallway
With cloak hanging area and electric storage heater.

Bedroom
Sash window to side. Glazed borrowed light through to hallway.

Bathroom
Fitted white three piece suite to comprise: Offset panelled bath with chrome electric power shower over and fitted curved shower screen. Pedestal wash hand basin and dual flush wc. Mosaic tiled splashbacks. Wall mounted heated towel rail. Obscure glazed sash window to side. Tile effect laminate flooring. Fitted cupboard housing hot water cylinder and storage shelving.

Living Room
Two sash windows to front elevation, overlooking Buxtons market place. Sash window to side. Electric storage heater with decorative lattice timber cover and shelf. Modern pebble effect electric fire with hearth and surround. Ceiling coving. Telephone point. Wall mounted door entry system telephone. Central ceiling light with fan.

Kitchen
Matching range of base and eye level units with drawers and roll edged working surfaces over. Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Integrated four ring electric ceramic hob and electric oven. Stainless steel extractor hood. automatic washing machine. fridge freezer. tumble dryer. Stardust effect tiled splashbacks. Tile effect laminate flooring.

HPBC- BAND A
EPC- E
Viewings- By prior appointment through the Agents. Bury & Hilton Buxton office Tel; 01298 27524
Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Proof Of Id - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.
References - References through HomeLet will be applied for by Bury and Hilton.

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Application
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Council Tax
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The tenant is responsible for payment of the Council Tax.
Expenses
The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit
A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID (Rental)
In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References
References through HomeLet will be applied for by The Agent.

Viewing
Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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