



12 St John's Hampton Court

Buxton, SK17 6GF

£350,000



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Tenure Leasehold - Share of Freehold **Council Tax Band** D



We are delighted to be able to offer for sale this stunning three bedroom, first floor apartment offering over 1400 square feet of accommodation. Situated in the popular residential area of Park Road and within easy walking distance of The Pavilion Gardens and Buxton Opera House. The apartment benefits from combi gas fired central heating and sealed unit double glazing throughout and has two allocated off road parking spaces. Entry is via the communal entrance hall where there is permission for a chair lift to the first floor. The accommodation briefly comprises a main entrance hall, dining/kitchen, a substantial lounge and two bedrooms with en-suite bathroom facilities. There is a separate cloakroom, separate utility room and a third bedroom or second reception room completing the accommodation. All in all a viewing of this exceptional apartment is highly recommended.

DIRECTIONS

From our Buxton office turn left and bear left at the Spring Gardens roundabout. Take the third left turning onto St Johns Road, proceed along this road passing the Pavilion Gardens on the left. Take the next right turn onto Park Road. Proceed along this road for a short while and St Johns will be seen on the right hand side.

GROUND FLOOR

Communal Entrance Hall

FIRST FLOOR

Entrance Hall

21'11" x 3'9" (6.68m x 1.14m)

With single radiator and good sized storage cupboard.

Inner Hallway

12'9" x 2'11" (3.89m x 0.89m)

Storage Cupboard

5'10" x 3'6" (1.78m x 1.07m)

Utility Room

10'5" x 7'5" (3.18m x 2.26m)

With a range of base units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back, single radiator, space and plumbing for a washing machine and space for a tumble dryer. Two sealed unit double glazed sash windows. Wall mounted combination central heating and hot water boiler.

Cloakroom

6'5" x 3'6" (1.96m x 1.07m)

With low-level w.c., pedestal washbasin. extractor fan and single radiator.

Dining Kitchen

15'9" x 10'2" (4.80m x 3.10m)

Fitted with a good quality range of base and eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit with tiled splash back. With integrated oven, four ring gas hob with extractor fan over, integrated fridge freezer and integrated dishwasher. Single radiator and sealed unit double glazed sash window.

Lounge

17'9" x 15'7" (5.41m x 4.75m)

With four wall light points, double radiator and two sealed unit double glazed sash windows.

Bedroom One

13'3" x 11'1" (4.04m x 3.38m)

With two built-in double wardrobes, single radiator and two sealed unit double glazed sash windows.

En-Suite bathroom

11'3" x 5'3" (3.43m x 1.60m)

Fitted with a good quality suite comprising a panelled bath, pedestal washbasin and low-level w.c. Fully tiled and glazed shower cubicle and shower, single radiator, extractor fan and frosted sash window.

Bedroom Two

14'7" x 12'1" (4.45m x 3.68m)

With single radiator and sealed unit double glazed sash window.

En-Suite Shower Room

6'6" x 5'10" (1.98m x 1.78m)

With fully glazed and tiled shower cubicle and shower, low-level w.c. and pedestal washbasin. Single radiator and frosted sash window.

Bedroom Three/Living Room

16'1" x 14'6" (4.90m x 4.42m)

With two single radiators, four wall light points, TV aerial point and sealed unit double glazed sash bay window.

OUTSIDE

PARKING

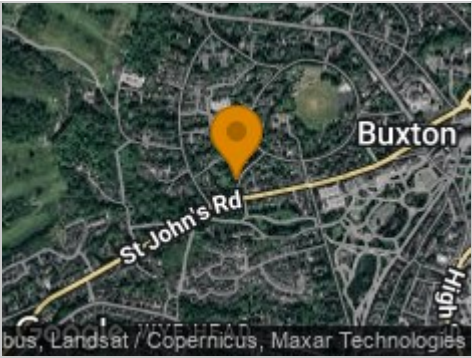
Two allocated off road parking spaces.



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.

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Energy Efficiency Graph

