



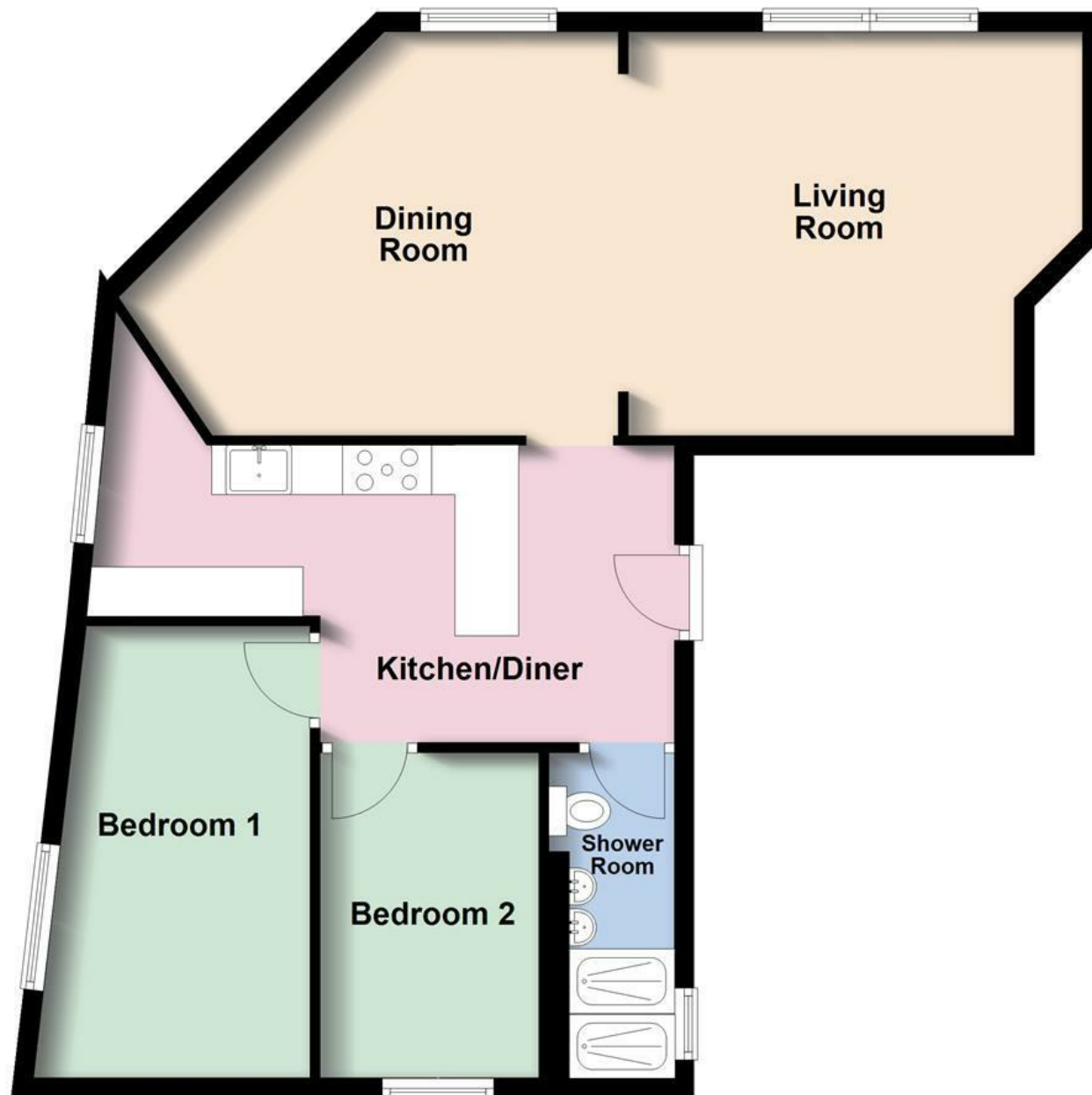
Wright Marshall
Estate Agents

1 HALL BANK, BUXTON SK17 6EW

£275,000



Second Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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CENTRALLY LOCATED within a stones throw of Pavilion Gardens & Buxton Opera House. A second floor apartment offering spacious accommodation and **FOR SALE WITH NO ONWARD CHAIN**. Communal hall with **LIFT ACCESS TO UPPER FLOORS**. Comprising; dining kitchen, living room opening onto dining room, **TWO BEDROOMS** and part fitted wet room. Externally there is a residents parking space.

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COMMUNAL HALLWAY

With stairs and lift access to upper floors.

SECOND FLOOR LANDING

With access to second floor apartments.

LIVING ROOM

15'1 x 13'5 (4.60m x 4.09m)

Two sash windows, radiator, opening onto;

DINING ROOM

14'7 x 13'6 overall (4.45m x 4.11m overall)

Sash window, radiator.

FITTED DINING KITCHEN

20'2 x 12'6 overall (6.15m x 3.81m overall)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit with mixer taps, space for range style cooker with double extractor above, space for washing machine, fitted fridge, fitted freezer, wooden flooring, sash window, radiator, fitted wine rack.

BEDROOM ONE

15'1 x 9'3 (4.60m x 2.82m)

Sash window, radiator, wooden flooring.

BEDROOM TWO

10'10 x 7'10 (3.30m x 2.39m)

Glazed window, radiator, wooden flooring.

WET ROOM

(currently unfinished with twin wash hand basins to be wall mounted). Shower area with shower fittings, high level cistern WC, part tiled walls, electric underfloor heating, frosted double glazed window.

EXTERNALLY

The building offer parking spaces for residents and as previously mentioned overlooks Pavilion Gardens and the Opera House.

NOTES

Tenure: Leasehold 999 years from June 2024

Annual Service Charge: Annual Service Charge

Council Tax Band: C

EPC Rating: C

What3Words Location: trapdoor.acoustics.eradicate

