

Flat 2, 95 Spring Gardens

Buxton

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Flat 2, 95 Spring Gardens

Buxton
Derbyshire
SK17 6BP

* Bury and Hilton are delighted to offer for sale this larger than average, light and spacious second floor marionette, situated in a town central convenient location.
* Accommodation comprising in brief: Communal entrance hallway, Entrance lobby, hallway, lounge, fitted kitchen, two double bedrooms (master with en-suite shower room), large bathroom with free standing bath and separate shower.
* Within walking distance to all amenities Buxton has to offer.
* Viewing is essential to appreciate all this property has to offer.
* Offered for sale with no onward chain.

Offers In The Region Of £140,000

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General Information

Ground floor communal entrance
With staircase leading up to the apartment.

Second Floor
Entrance to apartment.

Entrance Lobby
With window to rear and stairs leading up to the hallway. Useful cloaks hanging area.

Hallway
With wall mounted door entry phone. Doorway leading to second floor master suite.

Bedroom Two 14'9 x 12'4 (4.50m x 3.76m)
Window to rear. Velux roof window to side. Electric storage heater. Ceiling spotlights.

Bathroom 11' x 9'5 (3.35m x 2.87m)
Fitted with a four piece white suite to comprise: fully tiled corner shower cubicle, free standing roll edged claw feet bath with hand held mixer tap. Pedestal wash hand basin and low level wc. Extractor fan. Ceiling spotlights. Velux roof window to side. Tiled flooring. Cupboard housing the 'Mega flow' high efficiency hot water cylinder with shelf for storage.

Kitchen 15'2 x 7'8 (4.62m x 2.34m)
Fitted with a matching range of base and eye level units with drawers and fitted working surfaces. Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Tiled splashbacks. Four ring ceramic hob and integrated oven with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Standing space for fridge freezer. Tiled flooring. Fitted shelving to recess. Ceiling spotlights. Large window to side. Space for dining suite.

Lounge 16'1 x 13'8 (4.90m x 4.17m)
Partially double glazed bay window to front. Underfloor heating. Cupboard housing the electricity meter, Tv aerial point.

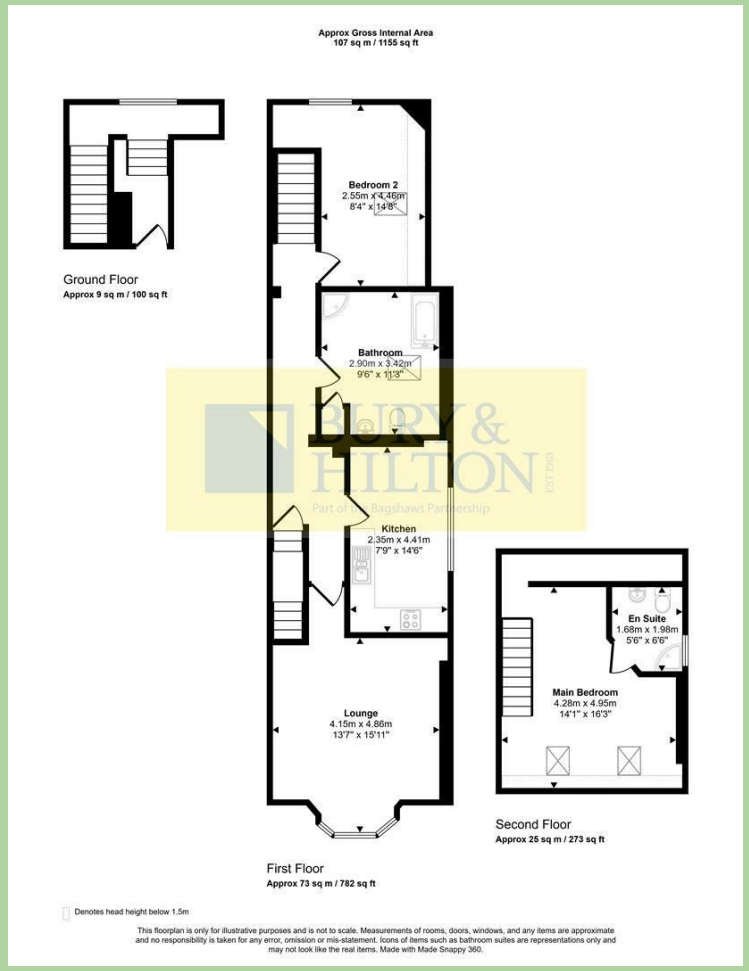
Second Floor-Bedroom 15'11 x 14'2 (4.85m x 4.32m)
Two velux roof windows to front. Useful eaves storage area.

Ensuite
Fitted with a fully tiled shower cubicle with feature glass block wall, pedestal wash hand basin and dual flush wc. Tiled floor. Extractor fan. Ceiling spotlights.

LEASEHOLD
EPC- E
HPBC- A

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.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



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.

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