

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

Little Granby, 16 Water Street, Bakewell, DE45 1EW

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Description

This beautiful apartment is a rare find within Bakewell! Dating back to 1765, it is believed to be one of the oldest properties within the town and is steeped in history. The apartment has been lovingly modernised by the current owner and there is access via Water Street or from the rear courtyard. The apartment is ground floor with a useful and large cellar. Upon entering, you are greeted by a modern galley kitchen with a range of wall and floor mounted base units and includes a built in eye level oven and microwave. This leads into a spacious dining and living area with focal fireplace, as well as dual aspect wooden double glazed windows that really flood the space with natural light. The hallway has the doorway that leads on to Water Street, as well as access to both bedrooms and the modern bathroom with large rainfall shower. The standout room is the master bedroom; this features high ceilings with a large picture window and is a wonderfully calm space. The second bedroom is a good size with an original sash window and the entire apartment has recently been re-decorated. The property benefits from two parking spaces which is almost unheard of in the centre of Bakewell, and is mere minutes walk away from all that the town has to offer. Offered chain free, the apartment will be sold with a brand new 999 year lease, peppercorn ground rent and a share of the Freehold.

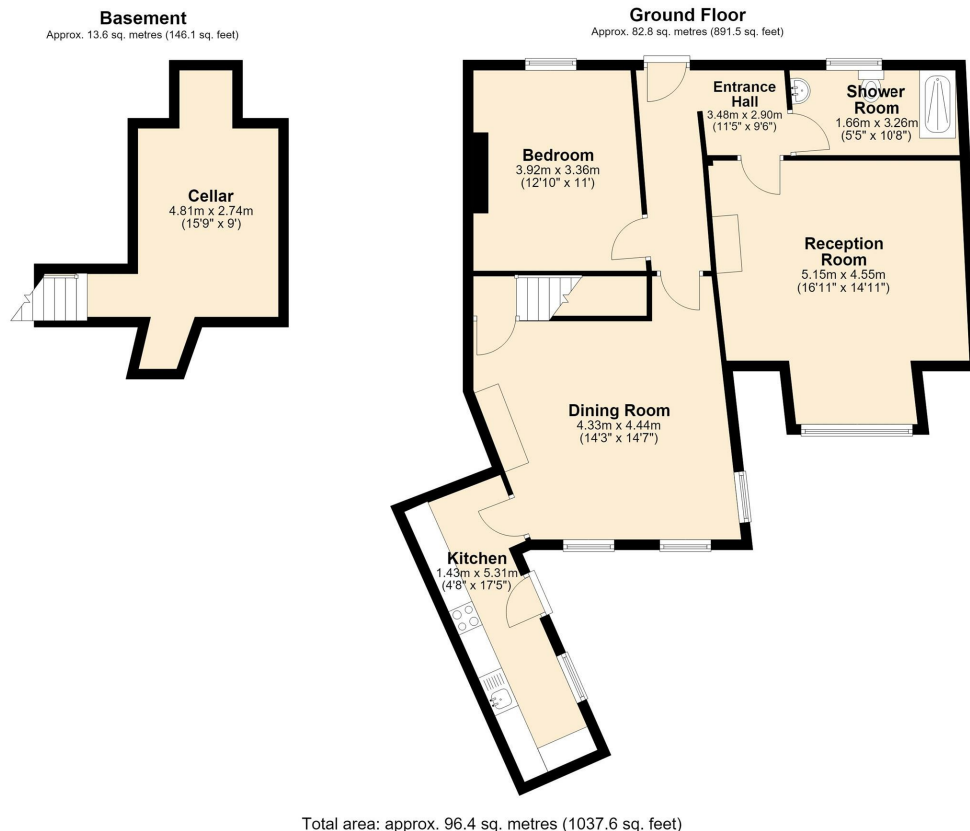
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Charming 18th Century apartment
- Master bedroom with picture window
- Brimming with original features throughout
- Modern and spacious shower room
- Fully fitted galley kitchen with built in appliances
- Dual aspect lounge/dining room with period windows
- High ceilings throughout
- Two allocated parking spaces in communal courtyard
- Two entrances, one on Water Street and one via the Courtyard
- Brand new 999 year lease and sold chain free







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