46 West Road

Buxton

BURY & HILTON EST 1905
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

Flat 2, 46 West Road
Buxton
Derbyshire, SK17 6HG

1 | 1 | 1 | C | acre(s)

Bury and Hilton are delighted to offer for sale this well presented, light and spacious, first floor apartment, located in a fantastic town central position, within walking distance to the town center and all amenities including the Pavilion Gardens, Train Station and Market place.
Accommodation briefly comprises of communal entrance with stairs leading to the first floor, Private entrance hallway, double bedroom, shower room, dining kitchen and lounge. The apartment

Offers In The Region Of
£132,000

Leek - 01538 383344

leek@buryandhilton.co.uk

Communal Entrance Hallway
Communal entrance hallway for three flats. With stairs leading to:

Private Entrance Hallway
Front entrance door. Laminate flooring. Double glazed window to side. Coat hanging space.

Kitchen
Fitted with a range of wall and base units with draws and worksurface over incorporating one and a half bowl ceramic sink with shower style mixer tap over and drainer with tiled splash backs. Integrated four ring electric hob and double oven below with extractor hood over. Space for fridge freezer and fining table. Karndean tiled floor. Radiator. uPVC sash style window to rear.

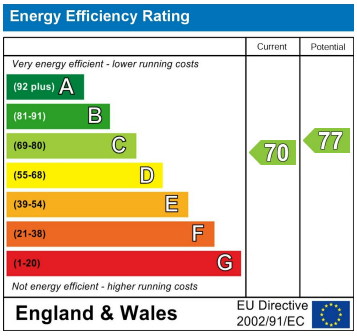
Lounge
With uPVC bay window to front with window seat with storage and second uPVC sash style window to front. Electric pebble effect inset fire with tile effect surround. Built in TV stand with alcove shelving and storage. Radiator.

Shower Room
Fitted with a large walk in shower with sliding door with mermaid boarding and wall mounted shower. Pedestal wash basin, low flush W/C. Half tiled walls. Storage cupboard housing the wall mounted 'Vaillant' combi boiler with space and plumbing for washer dryer below. Karndean tiled floor, chrome heated towel rail, uPVC sash style window to side. Extractor.

Bedroom
Two uPVC sash style windows, Two central heating radiators. Fitted over head storage cupboards and wardrobes.

Outside
To the rear of the property is off road parking for two vehicles.

LEASEHOLD-999 Year lease granted 1st April 1984
Service Charge is £124.89 per month (includes ground rent and building insurance)
EPC- C
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.

BURY & HILTON EST 1865 Part of the Bagshaws Partnership

BAGSHAWS EST 1851 Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

arla | propertymark The Property Ombudsman RICS OnTheMarket.com rightmove Zoopla