



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Crowther|Key

SALES

£182,500
 2
 1



2 Hartington Road
 Buxton SK17 6JQ

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



A beautifully presented and spacious apartment offering superb views, with generous bedrooms, a stylish kitchen, and a modern bathroom. Featuring multiple south and west facing windows creating a bright and airy feel throughout, fitted wardrobes, and an excellent range of storage.

Hallway: 14'6" x 6'4"
Clothes cupboard.

Bathroom:
Panel bath, shower and screen, low flush W/C, porcelain wash hand basin, double radiator, extractor fan.

Bedroom: 18'3" x 13'9"
South and west facing UPVC windows with superb views, three double radiators, excellent range of fitted furniture including comprehensive wardrobes, cupboards and drawers plus dressing table unit, south and west facing UPVC windows.

Bedroom: 9'3" x 6'10"
South and east facing UPVC window, double radiator.

Bedroom / Living Room: 17'10" x 13'7"
South and east facing UPVC windows with superb views, three double radiators, south and west facing UPVC windows.

Kitchen: 11' x 8'5"
Fitted units and round edged worktops, wall cupboards, stainless steel single sink unit, plumbing for washing machine, four ring gas hob, electric oven, Alpha combi boiler, south and west facing UPVC window.

No Holiday Lets

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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