



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

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Wright Marshall
Estate Agents

**APARTMENT 3, 21 COLLEGE ROAD, BUXTON
SK17 9DZ**

£257,000



This beautifully presented TWO-BEDROOM GROUND FLOOR APARTMENT offers spacious, well-presented accommodation while retaining many period features. Conveniently located just a short distance from Buxton town centre, the property comprises an entrance hallway, generous living room, a contemporary kitchen with integrated appliances, two double bedrooms and a modern shower room with a walk-in shower cubicle. Externally, the property offers **ALLOCATED PARKING** for one vehicle and access to communal gardens.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

This beautifully presented TWO-BEDROOM GROUND FLOOR APARTMENT offers spacious, well-presented accommodation while retaining many period features. Conveniently located just a short distance from Buxton town centre, the property comprises an entrance hallway, generous living room, a contemporary kitchen with integrated appliances, two double bedrooms and a modern shower room with a walk-in shower cubicle. Externally, the property offers ALLOCATED PARKING for one vehicle and access to communal gardens.

COMMUNAL HALLWAY & ENTRANCE

Feature stained glass windows, intercom, and tiled flooring.

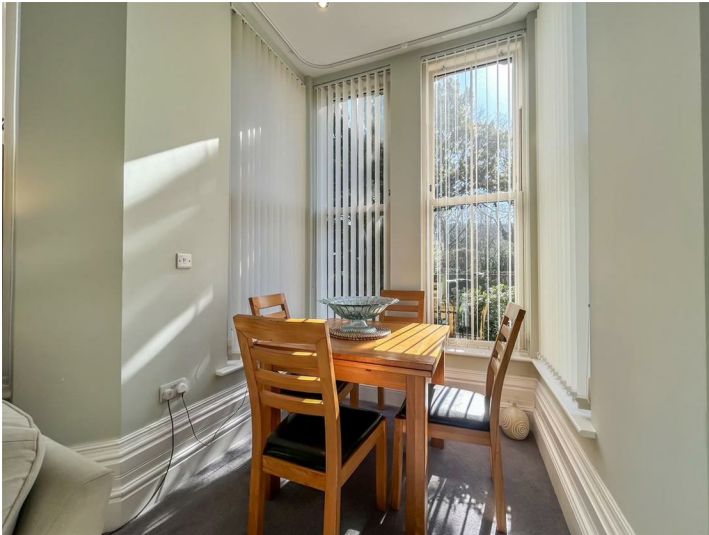


HALLWAY

Radiator

LIVING ROOM

15'5 x 15'8 (4.70m x 4.78m)
uPVC double glazed sash bay window, uPVC double glazed sash window, feature fireplace and radiator.



KITCHEN

9'10 x 11'10 (3.00m x 3.61m)
Two uPVC double glazed sash windows, fitted wall and base units with a quartz worktop over, four ring induction hob with an extractor hood over, integrated oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, Alpha combi boiler, vertical radiator and tile effect flooring.



BEDROOM ONE

13'11 x 14'4 (into bay) (4.24m x 4.37m (into bay))
uPVC double glazed sash bay window and radiator.



BEDROOM TWO

9'4 x 11'10 (2.84m x 3.61m)
Two uPVC double glazed sash windows, built in wardrobe and radiator.



SHOWER ROOM

7'8 x 6'5 (2.34m x 1.96m)
Walk in shower cubicle with a wall mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder style radiator and tile effect flooring.



EXTERIOR

Allocated parking for one vehicle plus two visitor spaces.
Access to communal gardens.



NOTES

Tenure: Share of Freehold
Council Tax Band: B
EPC Rating: B