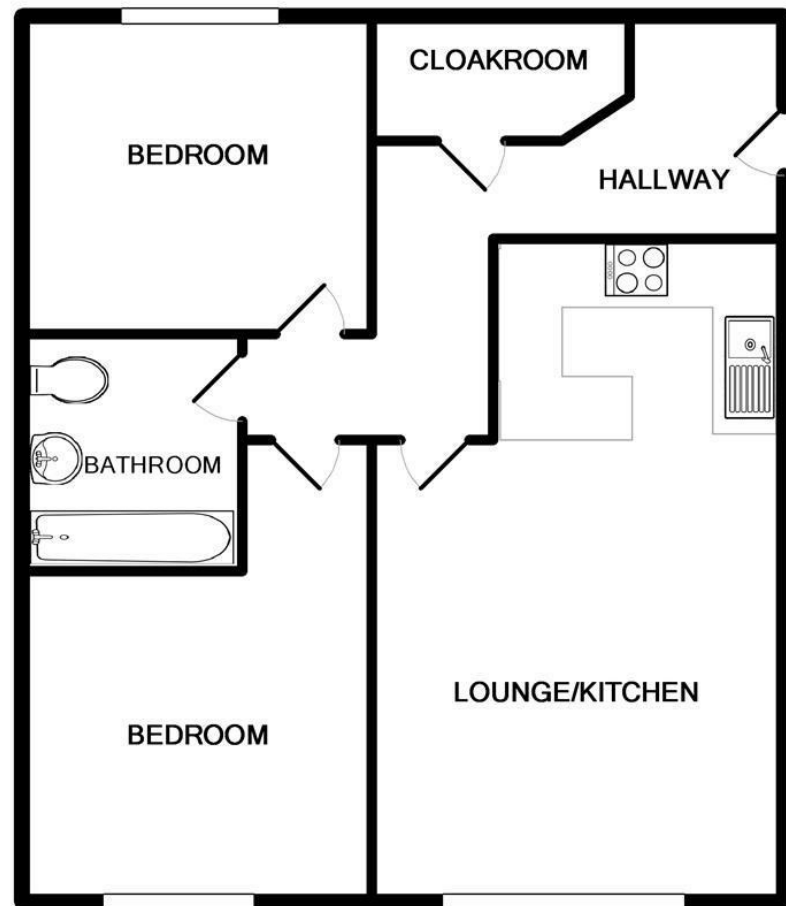




TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Crowther|Key SALES

£80,000

2

1

Energy Efficiency Rating

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



17 Bakewell Court
Buxton SK17 7TX

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



Spacious two bedroom apartment with open plan lounge/kitchen, modern bathroom, and Alpha Combi boiler. Features include UPVC windows, double radiators throughout, fitted kitchen with integrated hob, and far-reaching storage including a walk-in cupboard.

Hallway

Double radiator, large walk-in cupboard with Alpha Combi boiler.

Bathroom

Porcelain wash hand basin, shower/mixer taps with screen, porcelain wash basin, low flush W/C, extractor fan, double radiator.

Bedroom

10'3" x 9'8" — UPVC window, double radiator.

Open Plan Lounge/Kitchen Area

Lounge Area: 14'3" x 12'9" — UPVC window, 2 double radiators.

Kitchen Area: 9' x 6'3" — fitted units and round-edged worktops, wall cupboards, stainless steel single sink unit, stainless steel four ring gas hob, electric hob, plumbing for washing machine.

Bedroom

9'10" x 9'8" — UPVC window, double radiator.

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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