



DENISE

## Victoria Place Holker Avenue

, Buxton, SK17 6QT

£750



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CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Live simply, live comfortably, live happily – right here."

This newly refurbished one-bedroom ground floor apartment offering modern, comfortable living throughout.

The property features new carpets in the living area and bedroom, along with a tiled kitchen that forms part of a bright and spacious open-plan lounge/kitchen layout, ideal for contemporary living.

The apartment benefits from a white three-piece bathroom suite with an over-bath shower, giving a clean and modern finish. Residents also have access to a communal laundry, adding extra convenience.



## Denise White Estate Agent Comments

We are pleased to offer this newly refurbished one-bedroom ground floor apartment to the market! Offering modern open-plan living with a bright lounge/kitchen area, a fresh contemporary finish throughout, and convenient ground-floor access. Ideal for a single occupant or couple seeking a stylish, low-maintenance home.

## Location

Buxton is a historic spa town in the Peak District, Derbyshire, known for its elegant architecture, natural thermal spring water, and dramatic surrounding landscapes. close to public transport: the local railway station for Buxton is very near. The area has reasonable access to everyday services, shops and amenities typical for a town centre location

## Open Plan Living Room / Kitchen 19'8" x 27'1" (6.00 x 8.27)

Open plan living room with kitchen - Carpet floor covering, Large uPVC windows to front aspect, radiator, light fitting.

## Bedroom 17'2" 11'5" (5.25 3.50)

Carpet floor covering, radiator, light fitting, uPVC window

## Bathroom 10'10" x 7'2" (3.31 x 2.19)

Vinyl floor covering, white bathroom suite, including bath, WC & wash hand basin, electric shower over bath with shower boards.

## Communal Laundry

Within the building there is a communal laundry for all residents to use.

## Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £173.00

## Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. In this case the deposit would be £865.00

## About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

## We Won!!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

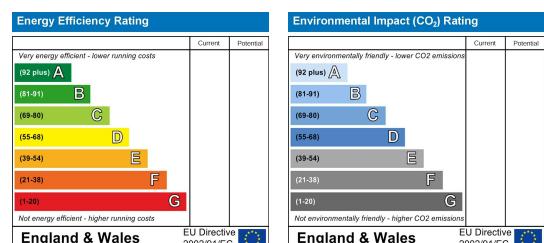
## Area Map



## Floor Plans



## Energy Efficiency Graph



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