44A Bath Road

Buxton

BURY & HILTON
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

44A Bath Road
Buxton
Derbyshire, SK17 6HJ

1 | 1 | 1 | B | acre(s)

A recently converted and renovated first floor one bedroomed apartment
Finished to a high standard with high quality kitchen and bathroom
** Recently painted throughout**
Available NOW
Close to town and all amenities

PCM
£875 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

Communal Entrance Hallway
For Flat 44a and 44b only. Stairs leading to first floor with entrance leading to:

Private Entrance- Hallway/ Office Space
Central heating radiator. Power points. Doors off.

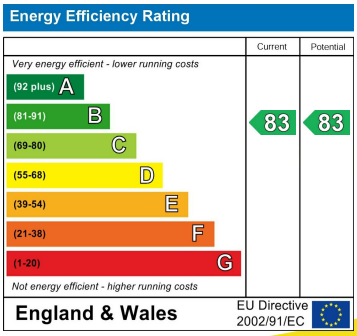
Open Plan Lounge/ Kitchen
Fitted with amodern range of grey gloss fronted base and eye level units with drawers and fitted square edged working surfaces. Matching splash back boarding. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Integrated fridge freezer, washing machine and slimline dishwasher. Integrated four ring ceramic hob and oven with extractor hood over and glass effect splash back. Upvc double glazed sash window to front with further window. Two central heating radiators. Slate effect lino flooring. Cupboard housing the electricity fuse board and meter.

Bedroom
Upvc double glazed sash window to rear. Central heating radiator.

Inner Hallway
With wall mounted 'Alpha' gas combination boiler. Slate effect lino flooring.

Bathroom
Modern fitted three piece white suite to comprise: panelled bath with shower head mixer tap and fitted bi-fold shower screen. Vanity wash hand basin and dual flush wc. Mermaid boarding to the walls. Wall mounted heated towel rail. Obscure glazed Upvc sash window to side. Slate effect lino flooring.

EPC b
HPBC- BAND a
Viewings- By prior appointment through the Agents.
Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.
Guarantor - In the event of a guarantor being required, an additional application form will be required to filled out
Proof Of Id - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK



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 1963 Part of the Bagshaws Partnership
BAGSHAWS EST 1871 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

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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