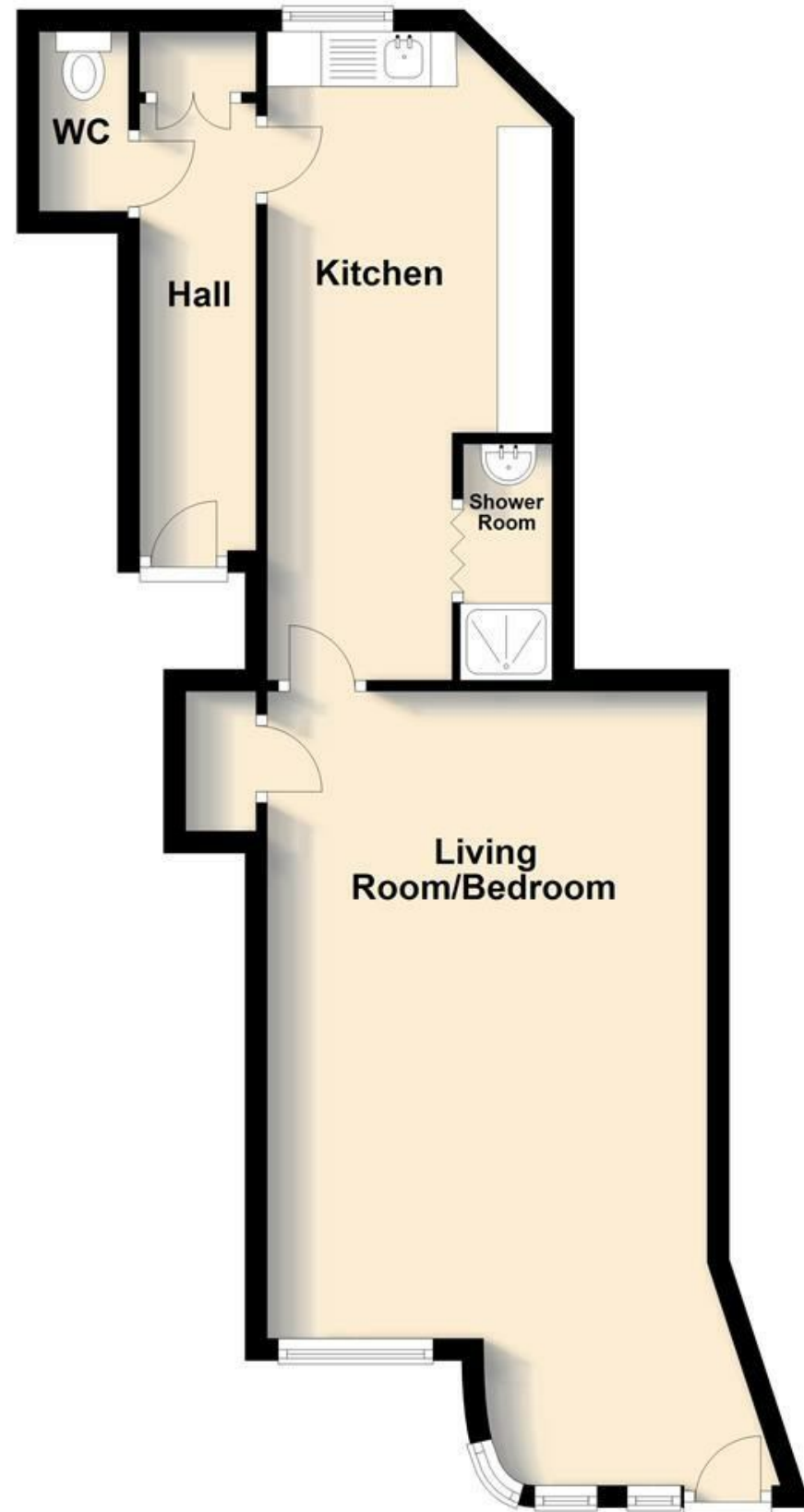


Ground Floor



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley 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-Manley has any authority to make any representation whatever in relation to this property.



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WALKING DISTANCE TO BUXTON. A centrally located ground floor bedsit situated within a highly regarded location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hallway, WC, fitted kitchen, shower room and large living room/bedroom. Communal gardens and parking.

DESCRIPTION

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COMMUNAL HALLWAY

With stairs to upper floors and access to the apartment.

HALLWAY

Storage cupboard with wall mounted central heating boiler.

SEPARATE WC

With low level WC.

KITCHEN

19'5" narrowing to 12'2" x 7'4" (5.92 narrowing to 3.73 x 2.24)
Fitted with wall and base mouted units with work surfaces over, single drainer sink unit, space for washing machine, space for fridge/freezer, space for gas cooker, sash window, electric wall heater.

SHOWER ROOM

Shower cubicle with shower fittings, pedestal wash hand basin.

LIVING ROOM/BEDROOM

23'1" x 13'1" maximum (7.04 x 4.01 maximum)
A spacious room with ceiling coving, sash windows, door to outside, two electric wall heaters, under stairs storage cupboard and fireplace with wooden surround.

EXTERNALLY

There are communal gardens surrounding the building together with parking spaces for residents.