



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.

EARLY VIEWING ESSENTIAL. A very well presented GARDEN APARTMENT situated within walking distance of Buxton. Offering spacious accommodation including; private entrance, lounge with French doors, fitted kitchen, TWO DOUBLE BEDROOMS plus a useful study/third bedroom and fitted bathroom. Externally there are TWO ALLOCATED PARKING SPACES together with a pleasant PRIVATE GARDEN and access to the communal gardens.

PRIVATE ENTRANCE

Double glazed entrance door, cloaks hanging space.

DINING KITCHEN

19'5" x 11'3" narrowing to 6'7" (5.92 x 3.45 narrowing to 2.01)
Fitted with a range of wall and base mounted units with wooden work surfaces over and tiled splash backs, Belfast style sink unit with mixer tap, space for range style cooker, space for washing machine, dishwasher and fridge/freezer, two double glazed windows, tiled flooring, radiator, cupboard housing wall mounted central heating boiler and storage space.

INNER HALLWAY

18'4" x 6'7" (5.61 x 2.01)

Radiator, two wall light points, fitted shelving.

LOUNGE

17'10" x 16'2" into bay (5.44 x 4.93 into bay)

Double glazed bay window, double glazed French doors to private garden, radiator.

BEDROOM 3/STUDY

7'8" x 6'7" (2.34 x 2.03)

Glazed skylight window, radiator, fitted shelving.

BEDROOM ONE

17'7" x 13'10" to wardrobe fronts (5.36 x 4.24 to wardrobe fronts)

Recess for ornamental fire, built-in wardrobe, three wall light points, two radiators and double glazed bay window.

BEDROOM TWO

14'9" x 12'0" to wardrobe fronts (4.50 x 3.68 to wardrobe fronts)

Built-in wardrobe, two radiators and large double glazed window.

BATHROOM

7'8" x 6'7" (2.36 x 2.01)

Panelled bath with shower fittings over, vanity wash hand basin with drawers beneath, enclosed cistern WC, part tiled walls, extractor fan, heated towel rail.

EXTERNALLY

The property benefits from a private garden including, seating area with raised borders and rockery which are well stocked with an abundance of mature plants and shrubs plus a detached greenhouse and artificially grassed area. The apartment also offers an additional detached shed together with two allocated parking spaces.

There is also access from the private garden to the front of the building where a delightful communal garden can be found.

DESCRIPTION

A very well presented GARDEN APARTMENT situated within walking distance of Buxton. Offering spacious accommodation including; private entrance, lounge with French doors, fitted kitchen, TWO DOUBLE BEDROOMS plus a useful study/third bedroom and fitted bathroom. Externally there are TWO ALLOCATED PARKING SPACES together with a pleasant PRIVATE GARDEN and access to the communal gardens.