

A well presented upper floor apartment OFFERED FOR SALE WITH NO ONWARD CHAIN. Ideally located within walking distance of Buxton town centre, Pavilion Gardens and the Opera House. Situated at the front of the building, looking over the memorial gardens. Benefitting from electric night storage heaters, sealed unit double glazing and 24/7 pull cord security system throughout. Resident warden, lift to all floors, optional activities, communal free of charge laundry, only over 55's eligible. Double guest room available at a small charge. The apartment also has the benefit of an off road parking space and should be viewed internally to be fully appreciated.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

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MISREPRESENTATION ACT 1967.

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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.
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COMMUNAL HALLWAY

Lift access and stairs to upper floors, access to the communal laundry room together with the residents lounge and kitchen.

APARTMENT HALLWAY

Entrance door, ceiling coving, security intercom system with pull cord, built in storage cupboard with hot water cylinder and storage space.



LIVING ROOM

22'11 x 10'7 maximum (6.99m x 3.23m maximum)
A spacious room with two double glazed windows overlooking the front of the building and Memorial gardens, fireplace with marble effect surround, marble effect hearth and back with electric fire, electric radiator, double doors leading to;



DINING AREA



KITCHEN

7'7 x 6'11 overall (2.31m x 2.11m overall)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, fitted oven, four ring electric hob with extractor above, space for fridge/freezer, space for dishwasher, double glazed window, ceiling coving.



BEDROOM

19'7 x 9'2 narrowing to 5'3 (5.97m x 2.79m narrowing to 1.60m)
Fitted mirror fronted wardrobes, electric wall heater, double glazed window.



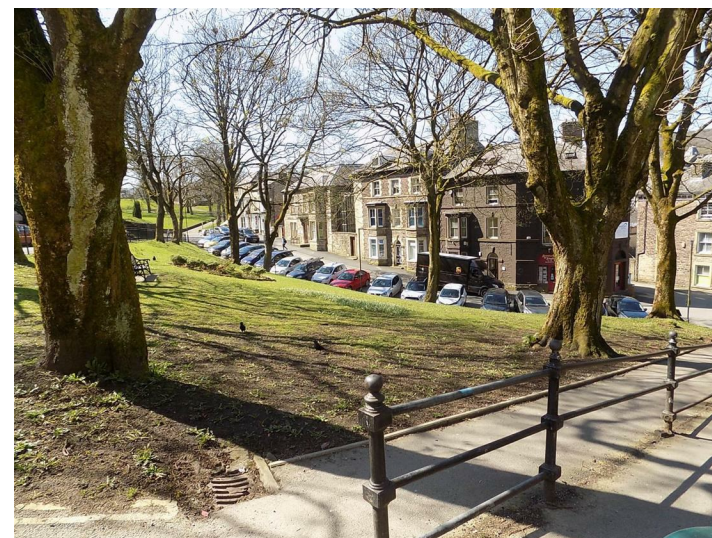
BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, tiled walls, electric towel rail, extractor fan.



EXTERNALLY

There is residents parking spaces on site.



RESIDENTS COMMUNAL LOUNGE



COMMUNAL KITCHEN

