



EARLY VIEWING ESSENTIAL. A very well presented and conveniently located first floor apartment situated within walking distance of Buxton and Pavilion Gardens. Comprising : entrance hallway, living room, fitted kitchen, one double bedroom and bathroom. The property benefits from gas central heating and communal parking.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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ENTRANCE HALLWAY

LIVING ROOM

17'5 into bay x 12'4 (5.31m into bay x 3.76m)

Sash bay window, radiator, wood effect flooring, walk in storage cupboard, opening onto;



FITTED KITCHEN

11'1 x 8'2 (3.38m x 2.49m)

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, space for washing machine and fridge/freezer, fitted breakfast bar, wood effect flooring.



DOUBLE BEDROOM

13'9 into bay x 12'8 (4.19m into bay x 3.86m)

Sash bay window, radiator, cupboard housing wall mounted central heating boiler.

FITTED BATHROOM

Panelled bath with drencher style shower fittings over and mixer tap, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring and heated towel rail, part frosted sash window.



EXTERNALLY

The apartment benefits from an off road parking space together with communal gardens.