

EARLY VIEWING ESSENTIAL. A very well presented first floor apartment situated within a popular location and offering spacious accommodation with vaulted ceilings.

Comprising; hallway, living room with balcony, dining kitchen, **TWO DOUBLE BEDROOMS** (master with en-suite) and fitted bathroom. Externally there are pleasant communal gardens together with residents parking spaces.

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

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

MISREPRESENTATION ACT 1967.

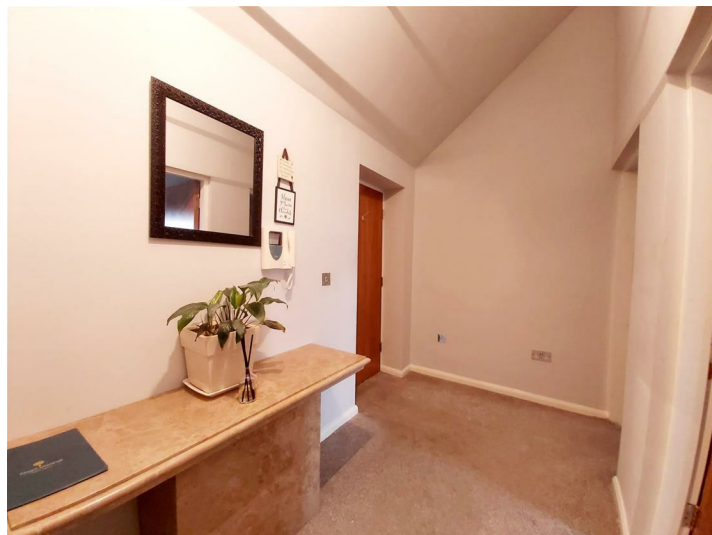
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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 first floor apartment situated within a popular location and offering spacious accommodation with vaulted ceilings. Comprising; hallway, living room with balcony, dining kitchen, TWO DOUBLE BEDROOMS (master with en-suite) and fitted bathroom. Externally there are pleasant communal gardens together with residents parking spaces.

ENTRANCE HALLWAY

Entrance door, vaulted ceiling, radiator, wall light point, two storage cupboard (one housing a wall mounted central heating boiler), security intercom.



LIVING ROOM

21'4 x 14'2 (6.50m x 4.32m)

A spacious room with vaulted ceiling, double glazed French doors leading to a small balcony, double glazed window with rooftop views, two radiators, four wall light points.



SITTING AREA



DINING KITCHEN

11'6 x 10'4 (3.51m x 3.15m)

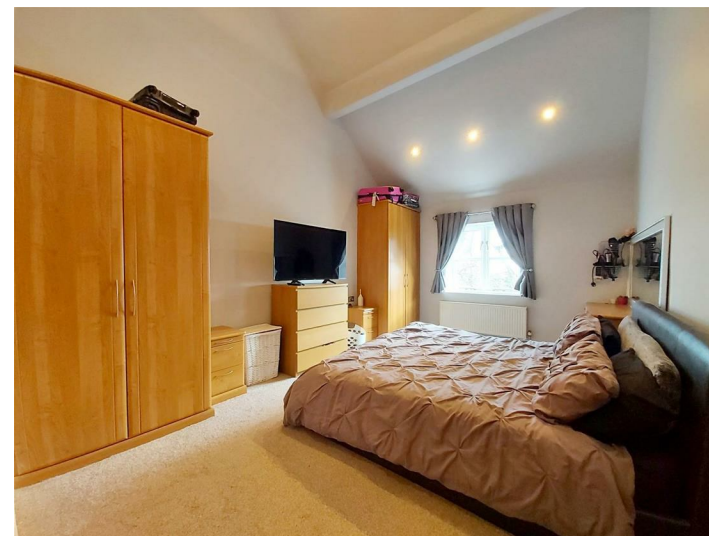
Fitted with wall and base mounted units with granite work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted fridge/freezer, fitted dishwasher, space for washing machine, fitted double oven with five ring gas hob and extractor above, double glazed window, space for table and chairs, tiled flooring and a vaulted ceiling.



BEDROOM ONE

15'4 x 11'3 (4.67m x 3.43m)

Vaulted ceiling, fitted wardrobes, fitted vanity unit and bed side units, double glazed window, radiator, wall light point, door to;



EN-SUITE

Corner multi-jet shower cubicle, enclosed cistern WC, wash hand basin, heated towel rail, tiled flooring, tiled walls, vaulted ceiling with double glazed roof window.



BEDROOM TWO

15'4 x 9'4 (4.67m x 2.84m)

Double glazed window, radiator, vaulted ceiling, wall light point.



BATHROOM

Jacuzzi style bath with wall mounted centre tap, enclosed cistern WC, wash hand basin, double glazed window, heated towel rail, tiled flooring and tiled walls.



EXTERNALLY

The property benefits from pleasant communal gardens together with offering residents parking spaces and visitor parking.

