



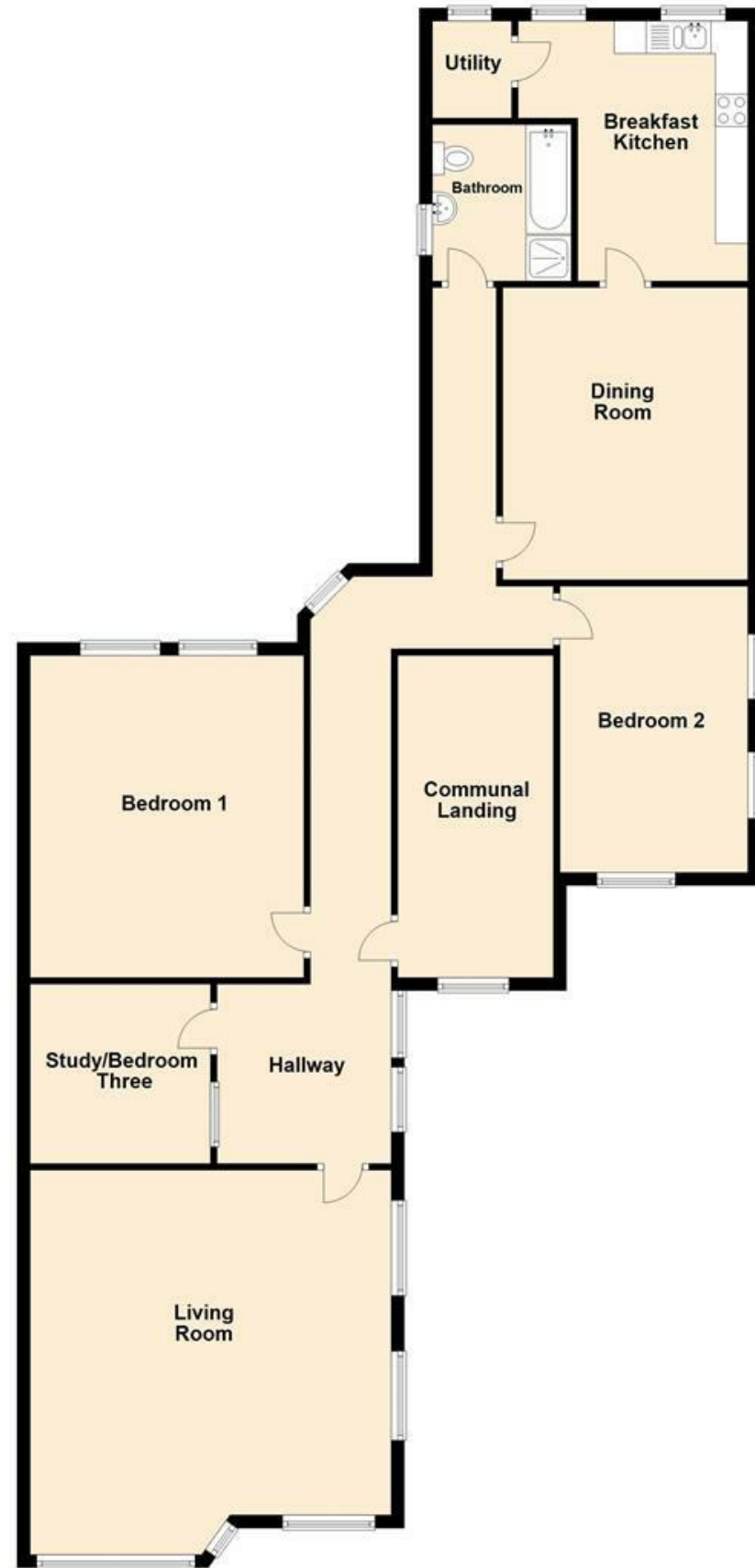
Wright Marshall  
Estate Agents

FLAT 2, GLENBROOK, 9 BURLINGTON ROAD,  
BUXTON SK17 9AL

£375,000



First Floor



MISREPRESENTATION ACT 1967.

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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.
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VIEWINGS TO COMMENCE 24th MAY. Small PRIVATE RIVERSIDE GARDEN. spacious and well presented first floor apartment overlooking the Pavilion Gardens and within walking distance of local amenities. Benefitting from TWO PRIVATE PARKING SPACES. Comprising; hallway, living room, dining room, breakfast kitchen, TWO/THREE BEDROOMS and fitted bathroom.

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**COMMUNAL ENTRANCE HALLWAY**

With entrance door and stairs to upper floors.

**FIRST FLOOR APARTMENT ENTRANCE HALL**

Dado rail, two radiators, ceiling coving, two sash windows, security intercom system.



**LIVING ROOM**

17'11 x 18'3 (5.46m x 5.56m)

Four sash windows, fireplace with wooden surround, marble effect hearth and back with living flame gas fire, picture rail, ceiling coving, radiator.



**DINING ROOM**

14'10 x 12'5 (4.52m x 3.78m)

Sash window, cast iron fireplace with electric fire, radiator, picture rail.



**BREAKFAST KITCHEN**

11'9 narrowing to 8'1 x 13'1 (3.58m narrowing to 2.46m x 3.99m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, space for washing machine and fridge/freezer, wood effect flooring, space for table and chairs, two sash windows, door to;



**PANTRY**

A small pantry with wall mounted central heating boiler, wood effect flooring, double glazed window.

**BEDROOM ONE**

16'5 x 13'10 into robes (5.00m x 4.22m into robes)

Fitted wardrobes with vanity unit, two double glazed windows, radiator, ceiling coving, picture rail.



**BEDROOM TWO**

14'6 x 10'1 (4.42m x 3.07m)

Three sash windows, fitted wardrobes, radiator, cast iron fireplace, ceiling coving.



**STUDY/BEDROOM THREE**

9'1 x 9'0 into robes (2.77m x 2.74m into robes)

Glazed internal window, radiator, built in wardrobes.



**BATHROOM**

Panelled bath, separate shower cubicle with shower over, low level WC, pedestal wash hand basin, radiator, frosted sash window, tiled flooring, radiator.



**EXTERNALLY**

The apartment offers two private parking spaces together with a delightful riverside garden with mature plantings and seating areas overlooking the River Wye.

