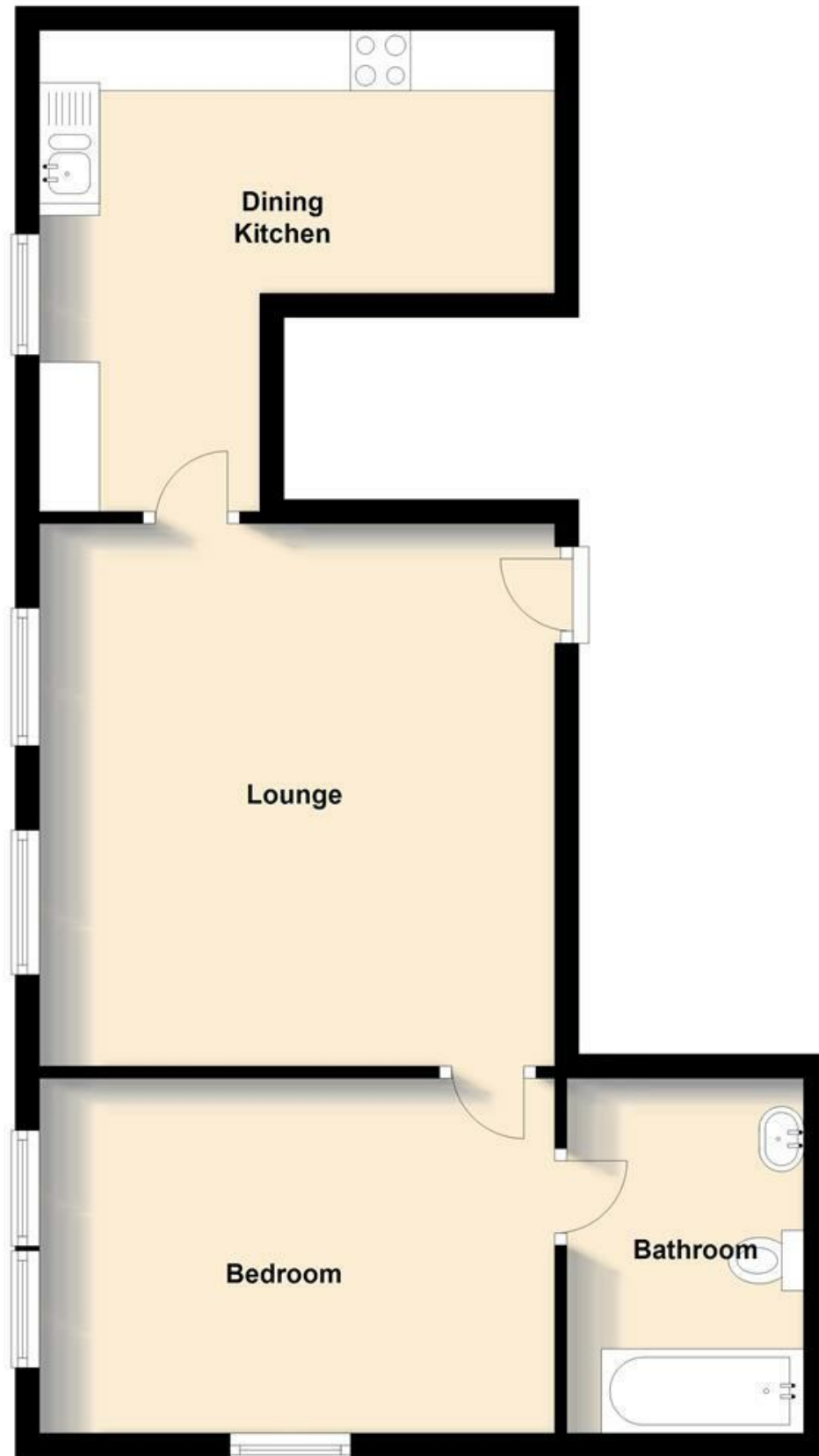


## Second Floor



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.



A WELL PRESENTED second floor apartment with LIFT ACCESS and situated within WALKING DISTANCE OF BUXTON. Comprising; spacious lounge, fitted dining kitchen, double bedroom and fitted bathroom. Externally there is an ALLOCATED PARKING SPACE and visitor parking together with communal gardens. VIEWING HIGHLY RECOMMENDED.

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T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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A WELL PRESENTED second floor apartment with LIFT ACCESS and situated within WALKING DISTANCE OF BUXTON. Comprising; spacious lounge, fitted dining kitchen, double bedroom and fitted bathroom. Externally there is an ALLOCATED PARKING SPACE and visitor parking together with communal gardens. VIEWING HIGHLY RECOMMENDED.

#### VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

#### DIRECTIONS

From our Buxton office turn right and turn left at the roundabout. Follow the road around into Manchester Road and take the second right turning into Devonshire Road. Devonshire Hall can be seen on the left hand side.

#### GROUND FLOOR

##### COMMUNAL HALLWAY

Lift access to upper floors, stairs to upper floors and security intercom system.

##### SECOND FLOOR

Communal landing with access to second floor apartments.

##### LOUNGE

14'9" x 14'1" (4.50m x 4.29m)

Two windows with soundproof secondary glazing, two radiators, cloaks hanging space, entrance door, door to both bedroom and kitchen.



##### FITTED DINING KITCHEN

13'10" narrowing to 7'2" x 13'8" narrowing to 5'8" (4.22m narrowing to 2.18m x 4.17m narrowing to 1.73)

An L shaped kitchen, fitted with a range of 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 gas hob and extractor above, fitted dishwasher, fitted fridge/freezer, space for washing machine, glazed window with soundproof secondary glazing, wood effect flooring.



##### DOUBLE BEDROOM

14'10" x 9'11" (4.52m x 3.02m)

Three windows, radiator, door to;



##### FITTED BATHROOM

9'8" x 6'5" (2.95m x 1.96m)

Fitted with a white suite comprising; panelled bath with mixer tap, low level WC, pedestal wash hand basin, heated towel rail, wood effect flooring, double glazed sash style window with soundproof secondary glazing.



#### EXTERNALLY

Devonshire Hall offers allocated parking for residents together with visitor parking and well presented communal gardens.

#### NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.