

## Second Floor



**SALE AGREED WITHIN TWO HOURS!** - A spacious second floor apartment situated within **WALKING DISTANCE OF BUXTON**. Comprising; reception hallway, living room, fitted kitchen, **THREE BEDROOMS** and fitted shower room. Externally there is a private garden area with timber shed.

MISREPRESENTATION ACT 1967.

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## SECOND FLOOR LANDING

### RECEPTION HALLWAY

13'0 x 6'5 plus recesses (3.96m x 1.96m plus recesses)  
Entrance door, radiator, double glazed Velux style window, ceiling coving, storage cupboard.



### LIVING ROOM

15'10 x 13'9 (4.83m x 4.19m)  
Double glazed window, double glazed Velux style window, wooden fire surround with tiled hearth, radiator, two wall light points.



### FITTED KITCHEN

11'9 x 7'5 maximum (3.58m x 2.26m maximum)  
Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for gas cooker, space for fridge/freezer, space for washing machine and dishwasher, double glazed door leading to external fire escape, radiator.



### BEDROOM ONE

12'6 x 10'11 (3.81m x 3.33m)  
Double glazed window, radiator.



### BEDROOM TWO

14'1 x 13'8 (4.29m x 4.17m)  
Double glazed window, radiator, storage cupboard.



### BEDROOM THREE

9'8 x 8'0 (2.95m x 2.44m)  
Double glazed Velux style window.



### SHOWER ROOM

Double shower cubicle, low level WC, vanity wash hand basin, double glazed window, heated towel rail.



### EXTERNALLY

The apartment benefits from a private garden area, laid to lawn with patio area, shrubs and flower borders and a timber shed.

