



A very well presented first floor apartment with LIFT ACCESS. Situated within a convenient location WITHIN WALKING DISTANCE OF BUXTON. Comprising; hallway, lounge, fitted dining kitchen, TWO DOUBLE BEDROOMS (master with en-suite shower) and bathroom. Externally there are communal gardens and RESIDENTS PARKING. NO ONWARD CHAIN.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
 T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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## 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.

## VIEWING

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

## GROUND FLOOR

### COMMUNAL ENTRANCE

With letterboxes, staircase to upper floors and lift to all floors.

### APARTMENT ENTRANCE HALL

A spacious hallway with walk in cupboard, two radiators and entrance door.

### LIVING ROOM

15'7" x 13'10" (4.75 x 4.22)

Two double glazed sash windows with rooftop views towards Solomons Temple, radiator, fireplace with wooden surround, electric fire and marble effect hearth and back.



### FITTED KITCHEN

12'9" x 9'8" (3.91 x 2.97)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring electric hob and extractor above, fitted dishwasher, fitted washing machine, fitted fridge and fitted freezer, cupboard housing central heating boiler, double glazed sash window.



### BEDROOM ONE

12'5" x 12'2" to robe fronts (3.81 x 3.73 to robe fronts)

A pleasant dual aspect room with three double glazed sash windows, built in wardrobes, two radiators, door leading to;



### EN-SUITE

A small en-suite with enclosed shower cubicle and extractor fan.

### BEDROOM TWO

12'11" x 10'2" (3.96 x 3.12)

Double glazed sash window, fitted wardrobes, fitted cupboard unit with drawers, radiator.



### BATHROOM

8'3" x 6'11" (2.54 x 2.11)

Walk in double shower cubicle, low level WC, pedestal wash hand basin, bidet, frosted double glazed sash window, heated towel rail, part tiled walls.



### EXTERNALLY

There is an allocated parking space together with visitors parking and rear 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.