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OFFERED FOR SALE WITH NO ONWARD CHAIN. An immaculately presented GROUND FLOOR apartment situated within a popular location and benefitting from a PRIVATE REAR GARDEN together with a GARAGE and parking spaces. Comprising; private vestibule and hallway, living room, CONSERVATORY, fitted kitchen, TWO BEDROOMS and fitted bathroom.

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



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### ENTRANCE VESTIBULE

Private entrance to the apartment with frosted double glazed entrance door and internal door leading to;

### HALLWAY

Built in cloaks cupboard with hanging space, under stairs storage cupboard, radiator.

### LIVING ROOM

13'10 x 10'4 (4.22m x 3.15m)

Double glazed sliding patio doors leading to the conservatory, door to the kitchen, radiator.



### FITTED KITCHEN

8'3 x 7'4 (2.51m x 2.24m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for gas cooker with extractor above, space for fridge, washing machine and freezer, wall mounted central heating boiler, concealed lighting, radiator, double glazed window.



### CONSERVATORY

8'10 x 6'5 (2.69m x 1.96m)

Double glazed windows to three sides, double glazed French doors to outside, radiator, wood effect flooring.



### BEDROOM ONE

11'10 x 9'1 (3.61m x 2.77m)

Double glazed window, radiator.



### BEDROOM TWO

8'2 x 6'2 (2.49m x 1.88m)

Double glazed window, radiator, wood effect flooring.



### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, frosted double glazed window, tiled flooring, extractor fan.



### EXTERNALLY

The apartment benefits from a good sized low maintenance garden with seating area, small timber shed, gated access to both front and rear, outside lighting, outside hot and cold water taps.



### SINGLE GARAGE

16'0 x 7'11 (4.88m x 2.41m)

An attached single garage with electric up and over door, power and lighting and frosted double glazed window. To the front of the garage is a block paved driveway together with an additional parking area.

