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VIEWING RECOMMENDED. A spacious duplex apartment situated **WITHIN WALKING DISTANCE OF BUXTON**. Comprising; communal hallway, second floor landing, apartment hallway, living room, kitchen, **THREE BEDROOMS** plus a storage room and fitted bathroom. Externally there are delightful communal gardens together with residents parking spaces.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk



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COMMUNAL ENTRANCE HALL

Double glazed entrance door, stairs to second floor.

APARTMENT ENTRANCE HALL

Entrance door, radiator, stairs to third floor.



LIVING ROOM

14'6 x 12'8 (4.42m x 3.86m)

Two double glazed windows, wooden fire surround, radiator.



BEDROOM TWO

18'3 into bay x 12'11 (5.56m into bay x 3.94m)

Sash bay window, radiator, fitted wardrobes, cupboard with wall mounted central heating boiler.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, radiator, extractor fan.



KITCHEN

9'6 x 7'5 (2.90m x 2.26m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for electric cooker, space for washing machine, radiator.



STORE ROOM

8'9 x 3'11 (2.67m x 1.19m)

Sash window and storage space.

THIRD FLOOR LANDING

Access to upper floor bedrooms.

BEDROOM ONE

11'7 x 10'1 plus door recess (3.53m x 3.07m plus door recess)

Double glazed Velux style window, eaves storage cupboard, radiator.



BEDROOM THREE

12'8 narrowing to 7'7 x 8'10 (3.86m narrowing to 2.31m x 2.69m)

Double glazed Velux style window, radiator.



EXTERNALLY

The building offers pleasant communal gardens with mature plantings together with allocated residents parking spaces.

