

## Ground Floor



MISREPRESENTATION ACT 1967.

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**Wright Marshall**  
Estate Agents

**38 PARK ROAD, BUXTON SK17 6SQ**  
**OFFERS IN THE REGION OF £264,950**



**EARLY VIEWING ESSENTIAL.** A delightful GROUND FLOOR GARDEN APARTMENT situated within a highly popular location within close proximity to local amenities including Pavilion Gardens and Buxton Opera House. Comprising; private vestibule, spacious hallway, living room, fitted kitchen, **TWO DOUBLE BEDROOMS** and fitted shower room. Externally there is a **GOOD SIZED PRIVATE PAVED GARDEN** together with summer house and parking.

**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**

Double entrance doors and decorative tiled flooring, door leading to;

**SPACIOUS ENTRANCE HALLWAY**

16'8 x 8'3 (5.08m x 2.51m)  
With ceiling coving, dado rail, decorative tiled flooring and double radiator.



**LIVING ROOM**

16'7 x 15'6 (5.05m x 4.72m)  
Cast iron decorative fireplace surround with inset log effect living flame gas stove with tiled hearth and mantelpiece over. Ceiling coving, two double radiators and TV aerial point. Double glazed sash bay window.



**INNER HALLWAY**

15'4 x 3'5 (4.67m x 1.04m)  
With wood effect laminate flooring and single radiator.

**FITTED KITCHEN**

15'7" x 4'5" (4.75m x 1.35m)  
Fitted with a range of wall and base mounted units with tiled work surfaces incorporating a 1½ bowl single drainer sink unit with tiled splash backs. With integrated larder fridge, space and plumbing for a washing machine, space for a cooker and cooker point with extractor fan over. Single radiator, tiled flooring and uPVC sealed unit double glazed window to side.



**BEDROOM ONE**

15'7 x 10'2 (4.75m x 3.10m)  
Built-in storage cupboards, ceiling coving, double radiator and double glazed window.



**BEDROOM TWO**

15'2 x 9'2 (4.62m x 2.79m)  
Radiator, ceiling coving and double glazed window.



**SHOWER ROOM**

15'6" x 4'3" (4.72m x 1.30m )  
Walk-in double shower cubicle and shower, pedestal wash hand basin and low-level WC. Stainless steel heated towel rail and double glazed window.



**EXTERNALLY**

To the rear of the property there is a large private enclosed paved and gravelled garden with private gated pedestrian access together with double gates to the rear, outside lighting and a detached summer house.



**SUMMER HOUSE**

9'7 x 9'4 (2.92m x 2.84m)  
Double glazed window plus further glazed windows, electric light and power.

**COMMUNAL GARDENS**

The residents also have the use of the communal gardens surrounding the building.



**COUNCIL TAX BAND - B**

**LEASE INFORMATION**

Share of the freehold  
Service charge is £250 pcm