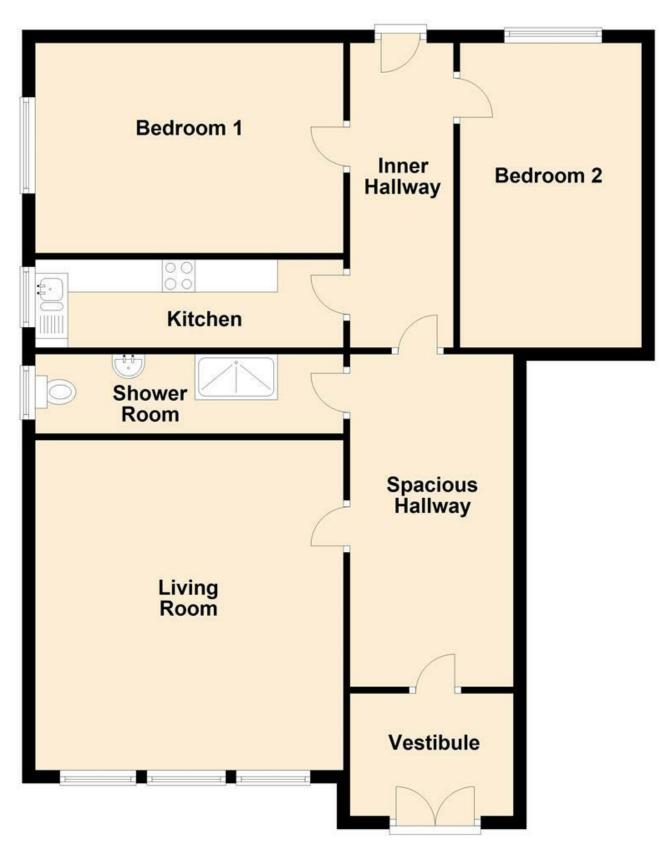
Ground Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.







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.

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EARLY VIEWING ESSENTIAL. A delightful GROUND FITTED KITCHEN FLOOR GARDEN APARTMENT situated within a highly 15'7" x 4'5" (4.75m x 1.35m) popular location within close proximity to local amenities Fitted with a range of wall and base mounted units with tiled including Pavilion Gardens and Buxton Opera House. work surfaces incorporating a 1½ bowl single drainer sink unit 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.

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.

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