

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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious GROUND FLOOR APARTMENT situated within a highly popular central location. Comprising; communal hallway, apartment hall, living room with dining area, fitted kitchen, TWO BEDROOMS (master with en-suite) and fitted bathroom. Externally there is residents parking together with pleasant communal gardens. EARLY VIEWING ESSENTIAL.

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

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious GROUND FLOOR APARTMENT situated within a highly popular central location. Comprising; communal hallway, apartment hall, living room with dining area, fitted kitchen, TWO BEDROOMS (master with en-suite) and fitted bathroom. Externally there is residents parking together with pleasant communal gardens. EARLY VIEWING ESSENTIAL.

COMMUNAL HALLWAY

Stairs and lift to upper floor, entrance door.

APARTMENT HALLWAY

Entrance door, cloaks cupboard with storage space, radiator, ceiling coving.

LIVING/DINING ROOM

25'3 x 19'8 narrowing to 10'0 (7.70m x 5.99m narrowing to 3.05m)

Double glazed bay window, dado rail, two radiators, ceiling coving.



DINING AREA



FITTED KITCHEN

11'5 x 8'10 (3.48m x 2.69m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted dishwasher, fitted fridge/freezer, space for washing machine, fitted oven with four ring electric hob and extractor above, radiator, double glazed window.



BEDROOM ONE

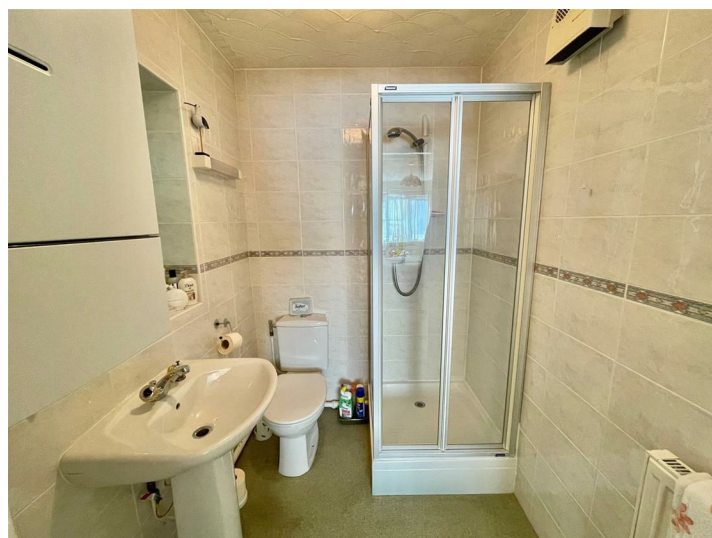
15'8 x 9'11 (4.78m x 3.02m)

Double glazed window, radiator, door to;



EN-SUITE

Shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, wall mounted central heating boiler, radiator, part tiled walls.



BEDROOM TWO

10'4 x 8'2 maximum (3.15m x 2.49m maximum)

Double glazed window, radiator.



BATHROOM

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



EXTERNALLY

Heathfield gardens offers delightful communal gardens together with residents parking spaces.



LEASE INFORMATION

Lease length is 999 years from May 1999

Ground rent is: £50 pa

The service charge for April 2022-April 2023 are £2,319.27.

COUNCIL TAX BAND - D