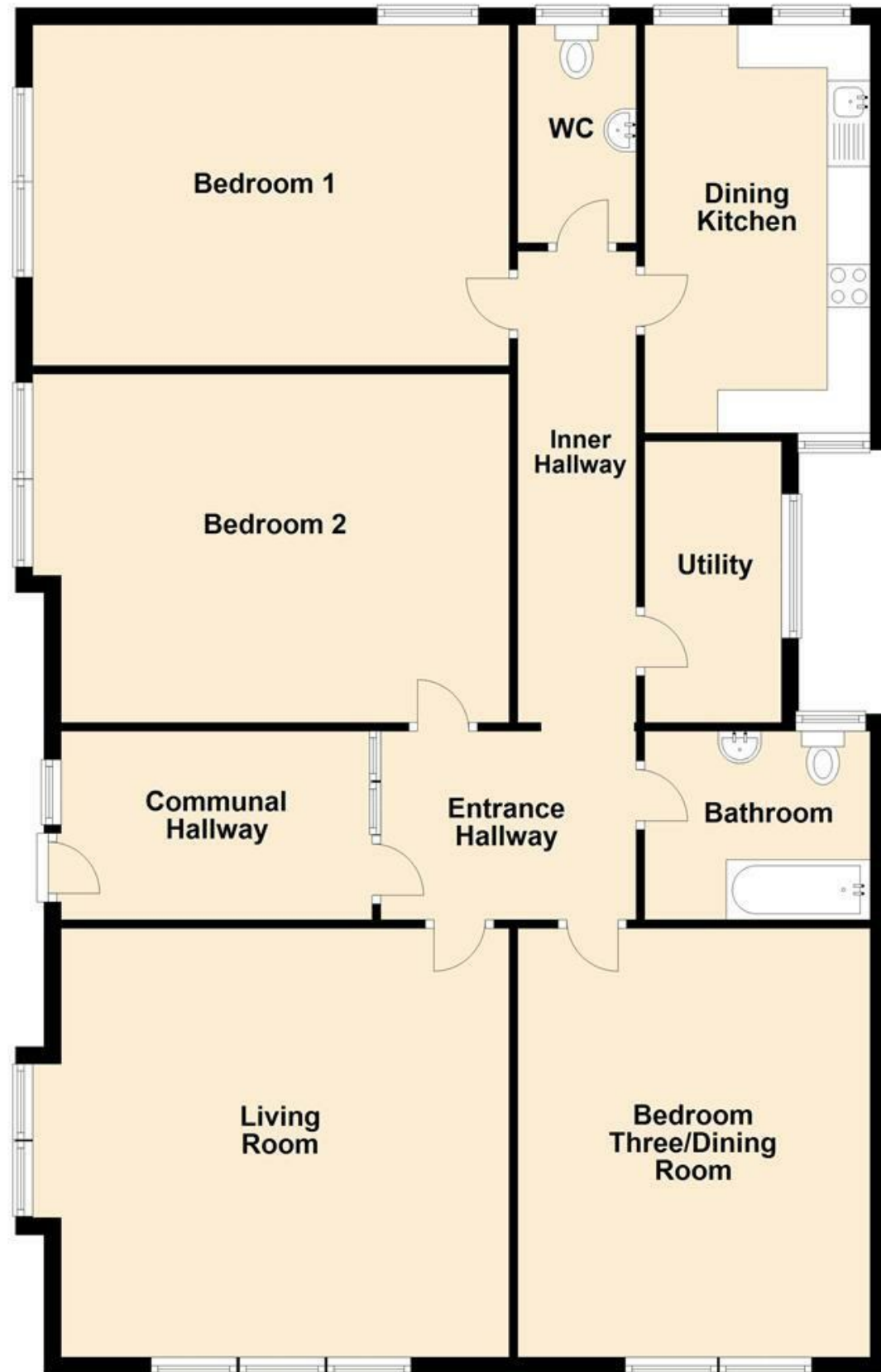


Ground Floor



EARLY VIEWING ESSENTIAL. A superb spacious GROUND FLOOR APARTMENT set within a Victorian residence within a sought after location close to historic Buxton Town Centre. Offering immaculately presented accommodation with a wealth of original features. Communal gardens & off road parking. Comprising; hallway, living room, dining kitchen with utility, WC, THREE LARGE DOUBLE BEDROOMS and fitted bathroom.

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.

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COMMUNAL ENTRANCE HALL

Stained glass entrance door and stairs to upper floors.

PRIVATE ENTRANCE HALLWAY

9'9 x 7'10 (2.97m x 2.39m)

Stained glass leaded lights entrance door with matching internal window, ceiling coving, radiator, opening onto inner hallway.



INNER HALLWAY

17'11 x 4'5 (5.46m x 1.35m)

Picture rail.

LIVING ROOM

18'2 x 17'9 (5.54m x 5.41m)

A spacious room with stained glass sash windows to two sides, fireplace with marble surround, open fire and tiled hearth, picture rail, ceiling coving, two radiators.



FITTED DINING KITCHEN

15'6 x 8'7 (4.72m x 2.62m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with built in microwave above, fitted four ring gas hob with extractor over, space for fridge/freezer and dishwasher, wall mounted central heating boiler, three sash windows and space for table and chairs.



UTILITY ROOM

7'3 x 5'4 (2.21m x 1.63m)

Work surface with space for washing machine and tumble dryer, wood effect flooring, radiator and frosted window.

BEDROOM ONE

18'3 x 13'0 (5.56m x 3.96m)

Stained glass sash windows, further sash window, ceiling coving, picture rail and radiator.



BEDROOM TWO

18'2 x 13'4 (5.54m x 4.06m)

Stained glass sash windows, picture rail, ceiling coving, fireplace with marble surround.



BEDROOM THREE

16'4 x 13'6 (4.98m x 4.11m)

(currently used as a dining room). Fireplace with marble surround, living flame fire and tiled hearth, picture rail, ceiling coving, two radiators, stained glass sash windows.



BATHROOM

8'10 x 7'10 (2.69m x 2.39m)

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, frosted sash window, part tiled walls, built in storage cupboard, wood effect flooring.



SEPARATE WC

Low level WC, pedestal wash hand basin, sash window and wood effect flooring.

EXTERNALLY

The building offers pleasant well kept communal gardens together with residents parking spaces.

