



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 BY INFORMAL TENDER - ALL BIDS TO BE RECEIVED BY 12 NOON ON
 MONDAY 27th FEBRUARY. A ground floor apartment benefitting from a PRIVATE PAVED GARDEN
 to the rear, situated within a convenient location and IN NEED OF FULL MODERNISATION.
 Comprising; communal hall, living room, inner hallway, double bedroom, fitted kitchen, bathroom, to
 the lower ground floor there is a cellar room and storage room.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
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PUBLIC NOTICE Wright Marshall are now in receipt of an offer for the sum of £80,000 for Flat 1 Byfield, New Market Street, Buxton. Anyone wishing to place an offer on this property should contact Wright Marshall, 8 The Quadrant, Buxton, SK17 6AW, Tel: 01298 23038 before exchange of contracts.

GROUND FLOOR

COMMUNAL HALLWAY

Accessing the two apartments within the building.

LIVING ROOM

15'7 into bay x 12'10 (4.75m into bay x 3.91m)
Double glazed bay window, radiator, fireplace with wooden surround, ceiling coving, wood effect flooring.



INNER HALLWAY

Doorway and stairs to lower ground floor, radiator.

DOUBLE BEDROOM

12'11 x 9'5 into cupboards (3.94m x 2.87m into cupboards)
G=Double glazed window, fitted cupboards with wall mounted central heating boiler, radiator, tiled flooring.



KITCHEN

9'1 x 8'9 maximum (2.77m x 2.67m maximum)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, fitted

oven with four ring gas hob and extractor above, fitted fridge, tiled flooring, double glazed window, frosted double glazed door to outside.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, radiator, two frosted double glazed windows.



LOWER GROUND FLOOR

LOBBY

Allowing access to the cellar room and storage room.

CELLAR ROOM

12'0 x 11'4 (3.66m x 3.45m)
Part converted with plastered walls, power and lighting, meter cupboard.



STORAGE ROOM

9'6 x 3'8 (2.90m x 1.12m)
With storage space.

EXTERNALLY

The property benefits from a private paved rear garden with gated access and enclosed boundaries.

