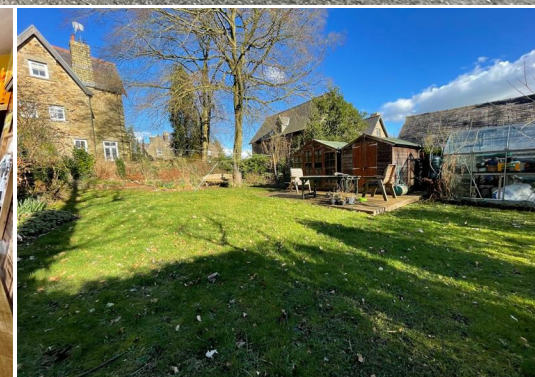


**Ground Floor**



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.

**EARLY VIEWING IS HIGHLY RECOMMENDED.** Situated within a popular location and within close proximity to Buxton Town Centre. This pleasant **GROUND FLOOR APARTMENT** offers spacious accommodation including; communal hall, living room, inner hallway, fitted dining kitchen, **TWO DOUBLE BEDROOMS** and fitted bathroom. Externally there is an **ALLOCATED PARKING SPACE** together with delightful communal gardens to the rear.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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### COMMUNAL HALLWAY

Communal entrance door, access to the apartment.

### LIVING ROOM

13'4 x 11'4 (4.06m x 3.45m)

Glazed window, entrance door, fireplace with electric fire.



### INNER HALLWAY

Access to bedroom two, bathroom and kitchen, wall light point.

### DINING KITCHEN

12'3 x 11'9 irregular shaped (3.73m x 3.58m irregular shaped)

Fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer taps, space for cooker, space for washing machine, space for fridge/freezer, glazed window, built in shelving unit, space for table and chairs.



### BEDROOM ONE

14'0 x 9'8 (4.27m x 2.95m)

Glazed window.



### BEDROOM TWO

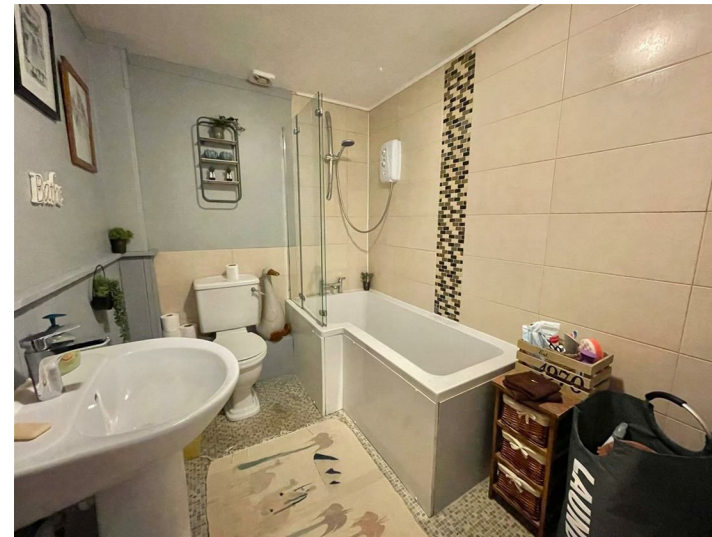
16'11 x 12'3 irregular shaped (5.16m x 3.73m irregular shaped)

Glazed window.



### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, airing cupboard with hot water cylinder, part tiled walls, extractor fan, heated towel rail.



### EXTERNALLY

To the front of the property there is a small patio area that is currently used by our client (this is understood to be a communal space).

There is an allocated parking space for the apartment.



### COMMUNAL GARDENS

To the rear of the building there is a pleasant communal garden, laid to lawn with seating areas and storage sheds.



### LEASE INFORMATION

Lease length 999 yrs from 1986

Service charge £70 pcm which includes ground rent