



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.

We are delighted to offer `To Let` this one bedroom top floor apartment which is conveniently located in Buxton town centre, close by to an array of shops and restaurants and useful transport links to Manchester and the wider transport network beyond. The well presented accommodation comprises: Lounge with far reaching views, modern kitchen with integral oven, hob and fridge freezer, bathroom with shower over bath and one double bedroom. The property is perfectly placed for mature university students and those living/working in and around Buxton or further a field. Early viewing is recommended, sorry no smokers or pets. EPC Band E