

Ground Floor



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

VIEWING HIGHLY RECOMMENDED. A well presented GROUND FLOOR APARTMENT situated within WALKING DISTANCE to Buxton Town Centre. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; hallway, living room, fitted kitchen, TWO BEDROOMS and fitted shower room. Externally there is RESIDENTS PARKING together with COMMUNAL GARDENS.

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COMMUNAL HALLWAY

Entrance vestibule with letters boxes leading to the entrance hall with access to the apartment.

APARTMENT HALLWAY

Entrance door, storage cupboard, cloaks cupboard, security intercom, electric radiator.

LIVING ROOM

14'11 x 10'2 (4.55m x 3.10m)

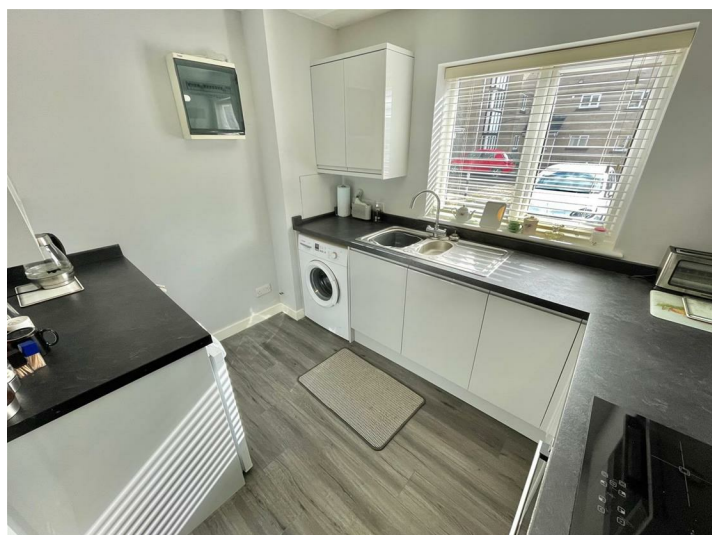
Two double glazed square bay windows, two electric radiators, ceiling coving, wall mounted electric fire, two wall light points.



FITTED KITCHEN

9'7 x 7'8 (2.92m x 2.34m)

Fitted with a range of wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, fitted microwave, space for washing machine, space for fridge and freezer, double glazed window.



BEDROOM ONE

10'5 x 9'7 (3.18m x 2.92m)

Electric radiator, double glazed window.



BEDROOM TWO

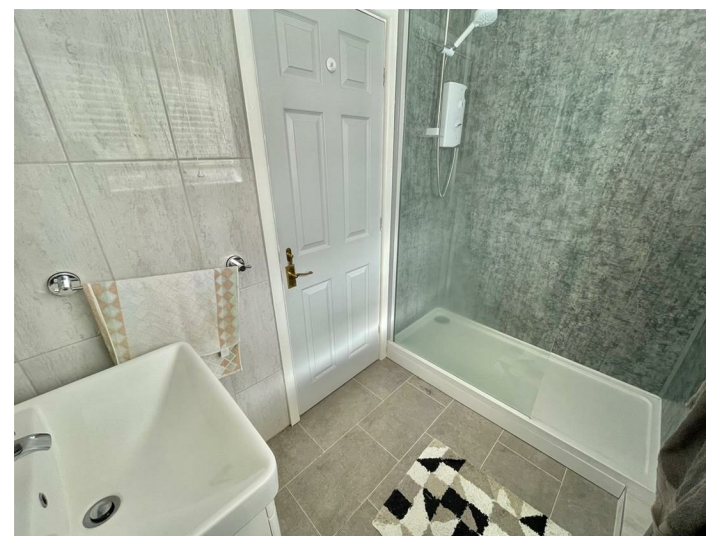
12'0 x 8'0 (3.66m x 2.44m)

(currently used as a dining room) Double glazed window, electric radiator.



SHOWER ROOM

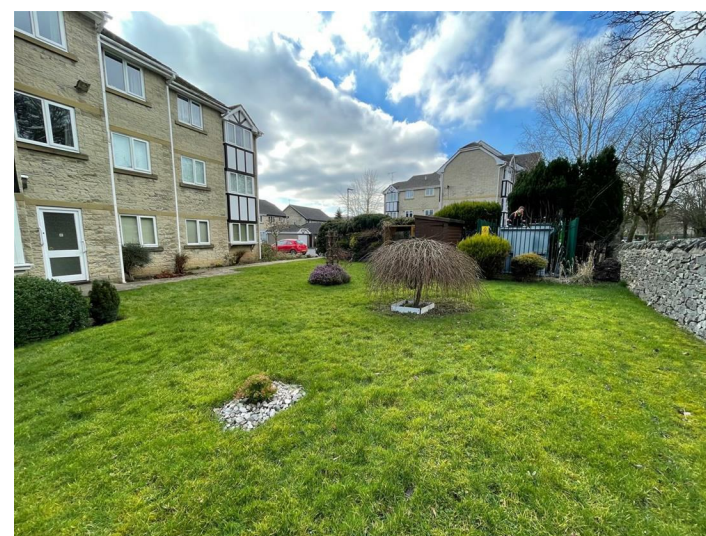
Walk in double shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, part tiled walls, tiled flooring.



EXTERNALLY

The building offers parking spaces for residents together with visitor spaces.

There are also communal gardens surrounding the building.



LEASE INFORMATION

Lease length 125 years from 1989

Ground rent at £30pa

Service charge at £280 from 1st October quarterly