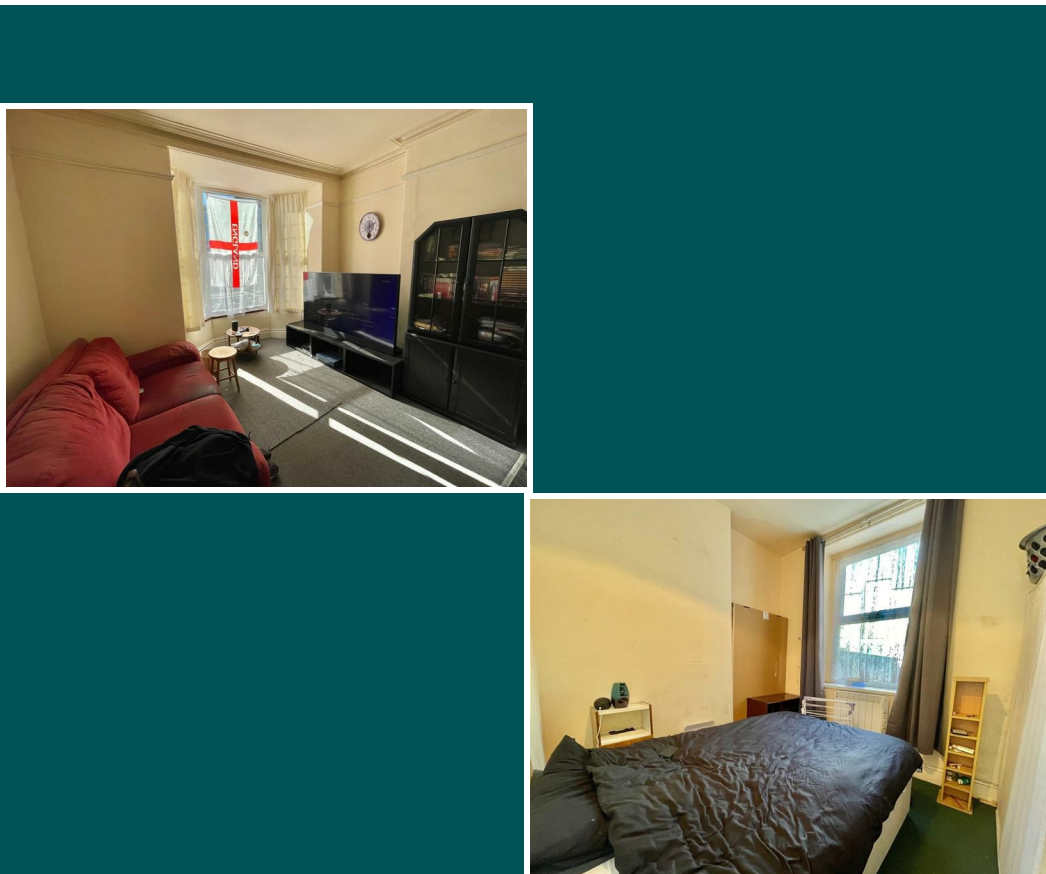


MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and 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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 buxton@wrightmarshall.co.uk  
 Tel : 01298 23038

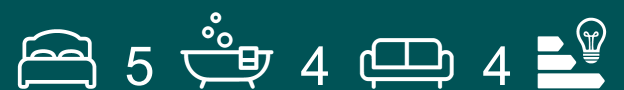


OFFERS IN THE REGION OF £305,000



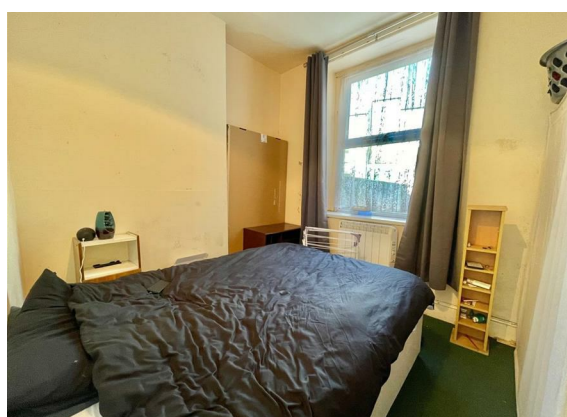
52 WEST ROAD

BUXTON  
 SK17 6HG



COUNCIL TAX BAND: A





A SUPERB INVESTMENT OPPORTUNITY. We are pleased to offer for sale this stone built Victorian terraced property consisting of FOUR SEPARATE APARTMENTS and situated within WALKING DISTANCE OF PAVILION GARDENS. Currently fully let and producing an annual income of £21,600. GATED PARKING TO THE REAR. Viewing recommended.

### Apartment 1 - Ground Floor

Hallway

Living Room with Kitchen area 16'1 x 12'1

Bathroom

Double Bedroom 10'9 x 8'2

Electric heating

### Apartment 1A - Ground & Lower Ground Floor

Living Room 11'9 x 10'3 into bay

Kitchen 7'11 x 6'4

Utility Room

Bathroom

Lower Ground Floor Double Bedroom 14'5 x 14'0

Gas central heating

### Apartment 2 - First Floor

Hallway

Living Room 13'11 x 10'8

Kitchen 8'5 x 5'2 plus recess

Bathroom

Bedroom One 16'6 x 8'7 into bay

Study/Bedroom Two 10'4 x 7'10

Gas central heating

### Apartment 3 - Second Floor

Living Room 16'7 x 6'9

Kitchen 10'7 x 5'8

Bedroom 13'7 x 8'4

Bathroom

Electric heating

### Externally

Externally there is gated parking to the rear together with walled garden frontage.

### Rental Figures

We understand from our client that each of the four apartments within the building pay a rent of £450 per calendar month - giving a current gross return of £21,600 per annum, therefore offering a yield in the region of 7%.

It is thought that this could well be improved should a buyer decide to improve the apartments and then look to increase the rental figures.

### Please Note

Any photos of the local area such as Pavilion Gardens and The Opera House are for illustration purposes only and are not included within the sale.

Each apartment is Council Tax Band -

### EPC RATINGS

Flat 1 - D

Flat 1a - C

Flat 2 - D

Flat 3 - D