



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.

This generously proportioned, newly renovated first-floor apartment is conveniently located near Buxton Town Centre. The apartment offers a welcoming reception hallway, a comfortable living room, a well-appointed kitchen, **TWO LARGE DOUBLE BEDROOMS**, a modern bathroom, and a separate WC. Outside, residents can take advantage of parking facilities and enjoy the beautifully landscaped communal gardens.

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FIRST FLOOR COMMUNAL HALL

Accessed via an external staircase and serving just two apartments.

RECEPTION HALLWAY

18'2 x 16'8 maximum (5.54m x 5.08m maximum)
A spacious hallway with space for table and chairs together with seating area, radiator, meter cupboard. Two walk in storage cupboards measuring 9'1 x 3'0 and 6'0 x 4'5



LIVING ROOM

17'11 x 12'7 into bay (5.46m x 3.84m into bay)
Sash bay window with views over the gardens, fireplace with brick effect surround, radiator and ceiling coving.



KITCHEN

11'4 x 6'1 (3.45m x 1.85m)
New wall and base mounted units with work surfaces over, electric hob with a stainless steel extractor fan, integral oven,

single drainer sink unit, space for fridge & freezer, plumbing for a washing machine, wall mounted central heating boiler, radiator and a double glazed window.



BEDROOM ONE

14'1 x 12'4 (4.29m x 3.76m)
Two double glazed sash windows overlooking the gardens, two storage cupboards, radiator, ceiling coving.



BEDROOM TWO

16'4 x 12'10 (4.98m x 3.91m)
Sash square bay window, radiator and ceiling coving.



BATHROOM

White panelled bath with shower fittings over, vanity wash hand basin with a chrome mixer tap, part tiled walls, tile effect flooring, radiator, and a double glazed window.



SEPARATE WC

Low level WC, frosted window.

EXTERNALLY

The apartment has the use of the communal gardens together with residents parking.

