



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.

This two-bedroom second-floor apartment is conveniently located close to the centre of Buxton, offering easy access to transport links and shops. Internally, the property comprises: entrance hallway, living room, dining kitchen, two double bedrooms, and newly fitted modern bathroom. The property also offers open views of the surrounding hills, including views of Solomon's Temple.

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VIEWING RECOMMENDED. This TWO BEDROOM second-floor apartment is CENTRALLY LOCATED close to the centre of Buxton, offering easy access to transport links and shops. Internally, the property comprises: entrance hallway, living room, dining kitchen, two double bedrooms, and newly fitted modern bathroom. The property also offers OPEN VIEWS of the surrounding hills, including views of Solomon's Temple.

ENTRANCE HALLWAY

Fire door and radiator



LIVING ROOM

15'7 x 9'9 (4.75m x 2.97m)

UPVC double glazed window, radiator and built in cupboard.



KITCHEN

13'6 x 10'5 (4.11m x 3.18m)

UPVC double glazed window, range of wall and base units, four ring electrical hob, integral oven, stainless steel sink and drainer with mixer tap over, plumbing for washing machine and dishwasher, radiator and tile effect flooring.



BEDROOM ONE

12 x 12'9 (3.66m x 3.89m)

UPVC double glazed window, radiator and built in wardrobe.



BEDROOM TWO

9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed window and radiator.



BATHROOM

7'5 x 8'8 (2.26m x 2.64m)

UPVC double glazed window, bath with shower attachment over WC, pedestal wash basin, ladder style radiator, built in cupboard housing the gas central heating boiler, part tiled walls and tiled flooring.



NOTES

The property is believed to be leasehold, with a share of the freehold, subject to solicitor verification.

Lease Information: We are advised by the vendors that the lease is 999 years from 1986

Council Tax Band: A

EPC Rating: TBC

