

Ground Floor



MISREPRESENTATION ACT 1967.

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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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A vacant GROUND FLOOR retirement apartment situated within a convenient location WITHIN WALKING DISTANCE OF BUXTON. Comprising; communal hallway with access to the RESIDENTS LOUNGE, apartment hall, living room, fitted kitchen, double bedroom and shower room. Externally there is residents parking spaces together with pleasant landscaped communal gardens.

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COMMUNAL HALLWAY

Entrance door, lift access to upper floors, managers office and access to the communal residents lounge.

COMMUNAL LOUNGE

Accessible for all residents.



APARTMENT HALLWAY

Entrance door, cupboard with meters and shelving.

LIVING ROOM

15'1" x 10'2" (4.60m x 3.10m)

Double glazed window with double glazed door to outside, electric storage heater, two wall light points, archway leading to;



KITCHEN

7'0" x 5'0" (2.13m x 1.52m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with

mixer tap, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, tiled flooring.



DOUBLE BEDROOM

11'6" x 8'3" to robe fronts (3.53m x 2.54m to robe fronts)

Built in wardrobes with hanging and storage space, double glazed window, wall light point.



SHOWER ROOM

Corner shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, part tiled walls, extractor fan.



EXTERNALLY

The property benefits from delightful communal gardens together with residents parking spaces.

