



**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 to the market with NO ONWARD CHAIN This second-floor, THREE BEDROOM apartment is located in a sought-after area close to the center of Buxton. The apartment has been tastefully renovated and modernised by the current owners without losing any of the building's original character. It comprises a communal entrance hall with lift access, a private entrance hallway, a large living room, a modern bespoke dining kitchen, three bedrooms (with the main bedroom featuring an en-suite), a utility room, and a separate WC. Externally, the apartment offers access to well-maintained communal gardens and two allocated parking spaces.

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | www.wrightmarshall.co.uk**



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**COMMUNAL ENTRANCE HALL**

With stairs and a lift to upper floors.

**PRIVATE ENTRANCE HALL**

27'7 x 4'10 (8.41m x 1.47m)

Timber entrance door, intercom, two radiators, and wood-effect flooring.



**LIVING ROOM**

16'3 x 18'11 (4.95m x 5.77m )

Two timber-framed double-glazed sash windows with bespoke remote-controlled blinds and two radiators.



**DINING KITCHEN**

14'11 x 16 (4.55m x 4.88m)

Timber-framed double-glazed sash window with a bespoke remote-controlled blind, a range of wall and base units with a worktop over, a four-burner gas hob, integral smart steam oven, integral bread oven, stainless steel sink with a Quooker Flexi mixer tap over, integral smart dishwasher, integral fridge and freezer, radiator, plinth heater, a Worcester central heating boiler, and wood-effect flooring.



**BEDROOM ONE**

11'2 x 19'7 (maximum) (3.40m x 5.97m (maximum) )

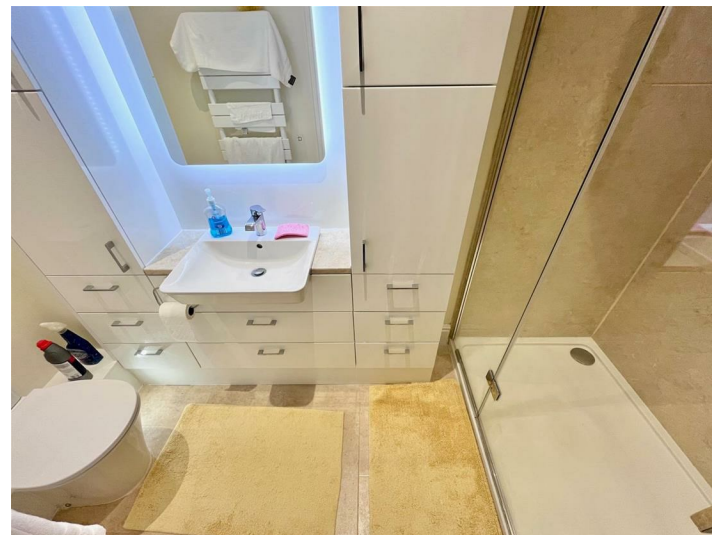
Timber-framed double-glazed sash window with a bespoke remote-controlled blind and a radiator.



**ENSUITE**

3'10 x 9'6 (1.17m x 2.90m)

A walk-in shower cubicle with a smart Aqualisa rainforest shower fitment, WC with a push flush, wash basin with a chrome mixer tap, a range of fitted storage units, ladder-style radiator, and tiled flooring.



**BEDROOM TWO**

19'9 x 11'3 (6.02m x 3.43m)

Timber-framed double-glazed sash window with bespoke remote-controlled blinds, fitted wardrobes, and a radiator.



**UTILITY ROOM**

4'3 x 8'5 (1.30m x 2.57m)

A range of base and wall units with a wood-effect worktop over, plumbing for a washing machine and dryer, a plinth heater, and wood-effect flooring. Formerly an EnSuite, the original plumbing has been retained and can be easily adapted back into an EnSuite.



**BEDROOM THREE**

7'5 x 9'10 (2.26m x 3.00m)

Timber-framed double-glazed sash window with a bespoke remote-controlled blind and a radiator.



**WC**

3'6 x 5'3 (1.07m x 1.60m)

WC with a push flush, wash basin with a mixer tap over, radiator, and wood-effect flooring.



**EXTERIOR**

The property offers two allocated parking spaces and access to well-maintained communal gardens.



**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 150 years, with approximately 130 years remaining. The annual service charge is £2,400, with an additional £240 for lift maintenance. Council Tax Band: D EPC Rating: B