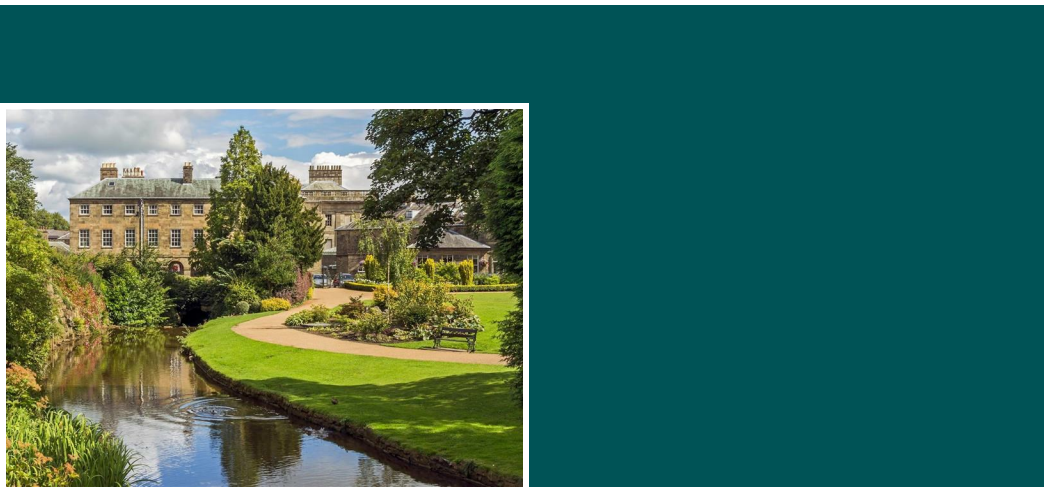


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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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.



**ASKING PRICE £199,950**

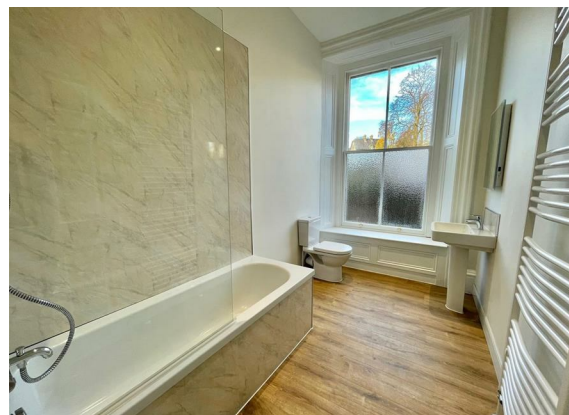


**APARTMENT 2, THE GEORGE  
ST. JOHNS ROAD**

**BUXTON  
SK17 6XW**



**COUNCIL TAX BAND:**



**AVAILABLE TO RESERVE NOW - IDEAL INVESTMENT OPPORTUNITY.** A stunning conversion of this Grade II listed historic building situated in a **CENTRAL LOCATION WITHIN WALKING DISTANCE OF PAVILION GARDENS & THE OPERA HOUSE.** This **GROUND FLOOR** apartment is now available to purchase with accommodation comprising; hallway, spacious living room, fitted kitchen with built in appliances, **TWO BEDROOMS** and fitted bathroom. Residents permit parking available. Completion of the development is expected to be Autumn 2023.

#### **Description**

A stunning development of 21 apartments centrally located within a Grade II listed historic building. Offering a fantastic investment opportunity for either an investor or owner occupier. Each apartment offers many original features yet benefitting from newly fitted modern kitchens & bathroom together with floor coverings.

#### **Apartment Overview**

This **GROUND FLOOR** apartment is now available to purchase with accommodation comprising; hallway, spacious living room, open plan fitted kitchen with built in appliances, **TWO BEDROOMS** and fitted bathroom. Residents permit parking available. Completion of the development is expected to be Autumn 2023.

#### **Local Information**

Tourists have been coming to Buxton and the Peak District since the 14th Century and it's not surprising that Buxton is today one of the most popular tourist destinations in the Peak District. Buxton is an old market and spa town, nestling amongst the surrounding Derbyshire hills and at a height of over 1000ft, making it the highest town in England.

Within an hour's drive of Manchester, Sheffield, Derby and Stoke, its famous Georgian and Victorian architecture provides an impressive backdrop to a rich and vibrant range of music, theatre and festivals.

The Buxton Festival of World Cinema takes place around March/April, with the Big Session Festival of folk music in April/May. July brings the Buxton Festival of Opera, Music and Literature, the Buxton Well-Dressing Festival, Buxton Fringe Festival and the Buxton Military Tattoo. In August the Family Festival provides fun for all the family.

Historical Buxton - There is much of historical interest in Buxton also. For example, the magnificent and recently renovated Grade I listed Crescent was built in 1780 and contains the Natural Baths which are located on the site of the original Roman Baths. The Crescent is now open as an elegant and bespoke Spa Hotel.

The historic Old Hall Hotel dates back to 1573 when the captive Mary Queen of Scots stayed at the hotel and sampled the healing properties of Buxton's famous spa water. In 1636 the philosopher Thomas Hobbes named the 'Seven Wonders of the Peak', two of which are found in Buxton; Poole's Cavern and St Anne's Well.

#### **Viewing Information**

**SHOW FLAT AVAILABLE TO VIEW STRICTLY BY APPOINTMENT - PLEASE CALL INTO THE BUXTON OFFICE TO ARRANGE OR CALL 01298 23038.**

#### **Development Plans**

Full plans are available to view at our Buxton office just a stones throw from the building.

#### **Lease Information**

We understand a new 250 year lease is currently being put together with service charges payable in the region of £60 PCM for one bedroom apartments and £95 PCM for two bedroom apartments including a peppercorn ground rent (subject to final approval).

#### **Please Note**

We understand there is no restrictions within the lease prohibiting letting on either an assured shorthold tenancy or indeed a holiday letting basis.

#### **Internal Photographs**

The internal photographs have been taken within the show apartment in order to give an idea on overall finish and do NOT necessarily represent the individual apartments for sale.