

## Second Floor



A second floor apartment IN NEED OF MODERNISATION and being situated within a popular location. OFFERING SUPERB ROOF TOP VIEWS ACROSS BUXTON and comprising; communal hallway, second floor landing, apartment hallway, living/dining room, kitchen, DOUBLE BEDROOM, bathroom and separate WC. Externally there are pleasant communal gardens to the rear.

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MISREPRESENTATION ACT 1967.

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#### COMMUNAL HALLWAY

Entrance door and stairs to upper floors.

#### SECOND FLOOR LANDING

Access to apartment.

#### APARTMENT HALLWAY

Storage cupboard and meters.

#### LIVING/DINING ROOM

16'7x 12'7 (5.05mx 3.84m)

Double glazed window with superb roof top views across Buxton. Double glazed Velux style window, radiator.



#### SEPARATE WC

Low level WC, frosted double glazed window.

#### BEDROOM

12'4 x 10'6 (3.76m x 3.20m)

Double glazed window, radiator, built in cupboard, airing cupboard with wall mounted central heating boiler.



#### KITCHEN

Single drainer sink unit, double glazed window, space for electric cooker, space for fridge/freezer, radiator, door leading to;



#### BATHROOM

Panelled bath with shower fittings over, wash hand basin, frosted double glazed window, radiator, doorway to;

#### EXTERNALLY

To the rear of the building there is a pleasant communal garden.

