



MISREPRESENTATION ACT 1967.

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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.

This unique duplex apartment is well positioned within Buxton's town centre and is within walking distance of Pavilion Gardens, boasting far reaching views to the rear. Set over two floors and boasting many original features, the accommodation comprises an entrance hallway, large living room, generously sized dining kitchen, office, cloakroom, and a ground floor WC. To the first floor you'll find three double bedrooms, with the main bedroom featuring an en-suite. The property has been tastefully refurbished by the current owners, preserving its period charm while incorporating modern comforts. The property includes the freehold for the building. Viewing is highly recommended to truly appreciate all that this property has to offer.

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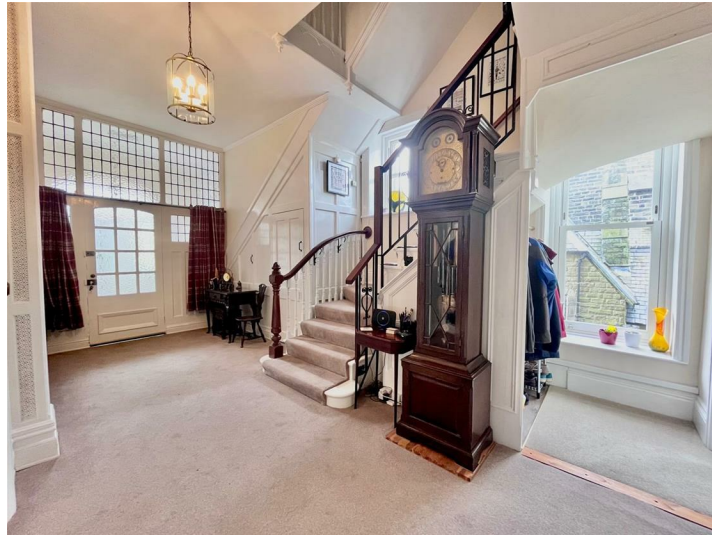
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### ENTRANCE HALLWAY

19'11 x 11'11 (max) (6.07m x 3.63m (max))

Timber entrance door, two UPVC double-glazed sash windows, radiator, two built-in cupboards, and stairs to the first floor with storage space underneath.



### LIVING ROOM

21'4 x 19 (6.50m x 5.79m)

UPVC double glazed bay window, log burner, and two radiators.

### KITCHEN

19'4 x 15'1 (5.89m x 4.60m)

Three timber framed sash windows, fitted units at base and eye level, space for a range cooker with a wall mounted extractor fan over, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, dryer, and dishwasher, original open fireplace, radiator, and wood-effect flooring.



### OFFICE

11'3 x 7'2 (3.43m x 2.18m)

UPVC double glazed sash window and a radiator.



### CLOAKROOM

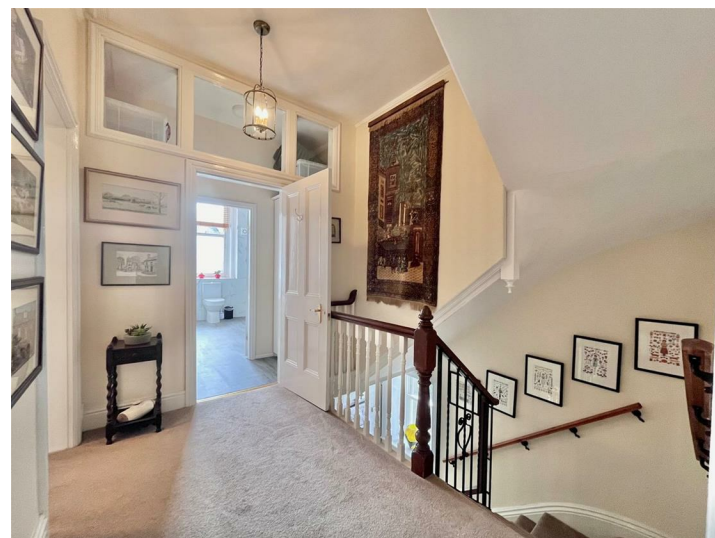
Wood effect flooring and access to the WC.

### WC

WC with a pull chain flush, pedestal washbasin with a mixer tap, period style radiator, and wood effect flooring.



### FIRST FLOOR LANDING



### BEDROOM ONE

21'5 x 19 (max) (6.53m x 5.79m (max))

UPVC double glazed bay window, original feature fireplace, and two radiators.

### EN-SUITE

10'5 x 4'9 (3.18m x 1.45m)

Enclosed walk in shower cubicle with a wall mounted fixture, WC with a push flush, washbasin with a mixer tap and LED lit heated mirror over, ladder style radiator, partially tiled walls, and wood effect flooring.



### BEDROOM TWO

14'6 x 15'01 (4.42m x 4.60m)

Three timber framed sash windows and a radiator.



### BEDROOM THREE

11'3 x 11'10 (3.43m x 3.61m)

UPVC double glazed window, original feature fireplace, and a radiator.



### BATHROOM

10'7 x 11'4 (max) (3.23m x 3.45m (max))

Two timber framed sash windows, enclosed walk in shower cubicle with a wall mounted fixture, bath with a mixer tap, WC with a push flush, washbasin with a mixer tap and LED lit heated mirror over, period style radiator, built-in cupboards, partially tiled walls, and wood effect flooring.



### NOTES

The property is believed to be leasehold, subject to solicitor verification.  
Lease Information: We are advised that the lease 999 years from 2006  
The sale also includes the purchase of the FREEHOLD for the building.  
Council Tax Band: B  
EPC Rating: C