



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.
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.

Not ONE but TWO spacious apartments situated within a central location, currently producing income of £15,600 per annum. Comprising; first floor apartment - vestibule, hallway, living room with open plan fitted kitchen, TWO BEDROOMS (both with en-suite facilities). second floor duplex apartment - hallway, landing, living room, fitted kitchen, bathroom and TWO FURTHER BEDROOMS. Viewing is recommended.

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

INVESTMENT OPPORTUNITY. Not ONE but TWO spacious apartments situated within a central location, currently producing income of £15,600 per annum. Comprising; first floor apartment - vestibule, hallway, living room with open plan fitted kitchen, TWO BEDROOMS (both with en-suite facilities). second floor duplex apartment - hallway, landing, living room, fitted kitchen, bathroom and TWO FURTHER BEDROOMS. Viewing is recommended.

FIRST FLOOR LANDING

ENTRANCE VESTIBULE

A private vestibule with radiator, entrance door and opening onto;

APARTMENT HALLWAY

Two radiators, meter cupboard.

OPEN PLAN LIVING ROOM/FITTED KITCHEN

LIVING ROOM

17'10 x 12'7 into bay (5.44m x 3.84m into bay)

Double glazed bay window, double glazed window, radiator, fireplace with wooden surround, ceiling coving, marble effect hearth and back, opening onto;



BEDROOM ONE

14'1 x 13'5 maximum including en-suite (4.29m x 4.09m maximum including en-suite)

Double glazed window, radiator, door to;



EN-SUITE

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

BEDROOM TWO

11'5 x 11'1 narrowing to 7'3 (3.48m x 3.38m narrowing to 2.21m)

Double glazed window, radiator, cupboard housing wall mounted central heating boiler, door to;

EN-SUITE

Shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, double glazed window.

APARTMENT ACCESS

The apartment access is via an external staircase located to the rear of the building.



FITTED KITCHEN

14'0 x 5'9 (4.27m x 1.75m)

Re-fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for washing machine.