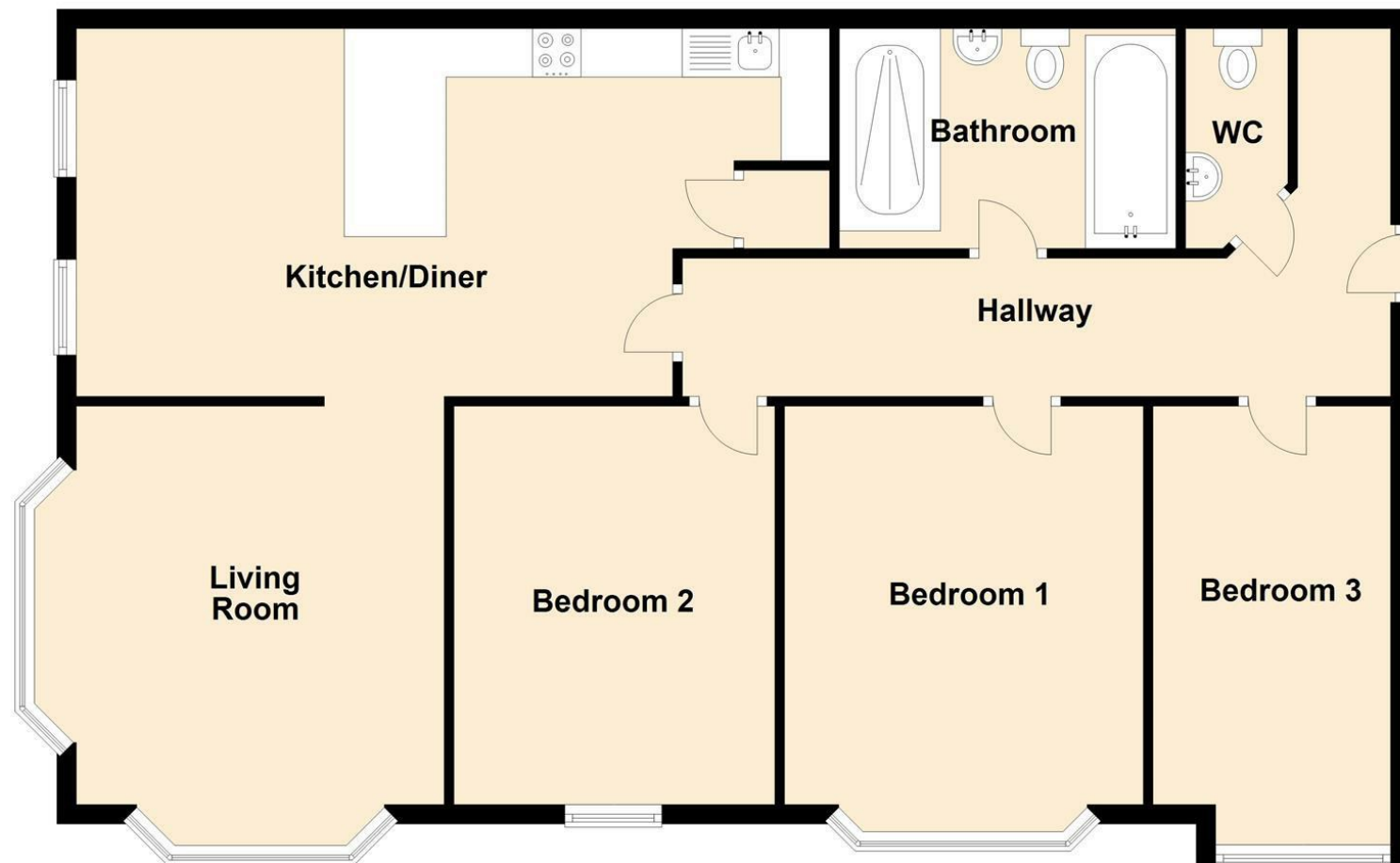


First Floor



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.

A well-presented **FIRST FLOOR APARTMENT** situated within a sought-after location close to Buxton town centre, offering easy access to transport links and local amenities. Internally, the property offers an entrance hallway, spacious dining kitchen, living room, three good-sized bedrooms, a modern bathroom, and a separate WC. Externally, the property provides access to communal gardens and residents' parking spaces.

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COMMUNAL HALLWAY

With entrance door and stairs to upper floors.

HALLWAY

Fire door and tiled flooring.

LIVING ROOM

13'06 x 12'05 (4.11m x 3.78m)

Two bay front timber-framed windows.



EXTERNALLY

The property boasts charming communal gardens adorned with an ornate water feature, complemented by abundant parking spaces dedicated to residents.

SERVICES

Mains services are connected to the property.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition. This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.

BEDROOM ONE

13'04 x 10'10 (4.06m x 3.30m)

Timber-framed sash window.



BATHROOM

7'05 x 11'05 (2.26m x 3.48m)

Jacuzzi bath, walk-in shower cubicle with a chrome shower fitment, WC with a push flush, washbasin with a chrome mixer tap, chrome ladder-style radiator, part-tiled walls, and tiled flooring.



DINING KITCHEN

11'02 x 25'07 (3.40m x 7.80m)

Two timber-framed sash windows, fitted kitchen units at the base and eye level, four-ring gas hob, integral oven, stainless steel sink and drainer with a chrome mixer tap, integral fridge and freezer, integral washing machine, integral dishwasher, built-in cupboard, and tiled flooring.

BEDROOM TWO

13'04 x 12'02 (4.06m x 3.71m)

Timber-framed sash window.



BEDROOM THREE

13'05 x 8 (4.09m x 2.44m)

Timber-framed sash window.

WC

WC with a push flush, pedestal washbasin with a chrome mixer tap, and tiled flooring.