



Flat 3 The Laurels, Buxton



This immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT boasts a prime location near the centre of Buxton, offering excellent access to transport links. Currently in use as a holiday let, the property is being sold with NO ONWARD CHAIN and comprises a private entrance hallway, a large bay-fronted open-plan living kitchen area, two double bedrooms, and a modern fitted bathroom. Externally, well maintained communal grounds surround the property, complemented by an allocated parking space and additional guest parking spaces.

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

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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.

This immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT boasts a prime location near the centre of Buxton, offering excellent access to transport links. Currently in use as a holiday let, the property is being sold with NO ONWARD CHAIN and comprises a private entrance hallway, a large bay-fronted open-plan living kitchen area, two double bedrooms, and a modern fitted bathroom. Externally, well maintained communal grounds surround the property, complemented by an allocated parking space and additional guest parking spaces.

SHARED ENTRANCE

HALLWAY

Radiator, and a built in cupboard with plumbing for a washing machine.

OPEN PLAN LIVING AREA

20'11 x 12 (max) (6.38m x 3.66m (max))

Timber framed sash windows including a bay window, radiator, and open to the kitchen.



KITCHEN AREA

13'11 x 6'4 (4.24m x 1.93m)

Timber framed sash window, fitted wall and base units with a wooden work surface over, four ring gas hob and oven with an extractor fan over, stainless steel sink and drainer with a mixer tap over, integral dishwasher, and tiled flooring.



BEDROOM ONE

8'6 x 9'8 (2.59m x 2.95m)

Timber framed sash window, built in wardrobe, and a radiator.



BEDROOM TWO

10'8 x 9'7 (max) (3.25m x 2.92m (max))

Timber framed sash window, and a radiator.



BATHROOM

5'11 x 7'11 (1.80m x 2.41m)

Timber framed window, bath with a wall mounted shower fitment over, WC with a push flush, washbasin with a mixer

tap over, chrome ladder-style radiator, part tiled walls, and wood effect flooring.



EXTERIOR

The property offers well-maintained communal gardens, and an allocated parking space. Additional guest parking spaces are available at the front of the property.

NOTES

The property is being sold with a share of the freehold.

The annual service charge is £1,424.24.

Council Tax Band: C

EPC Rating: TBC

