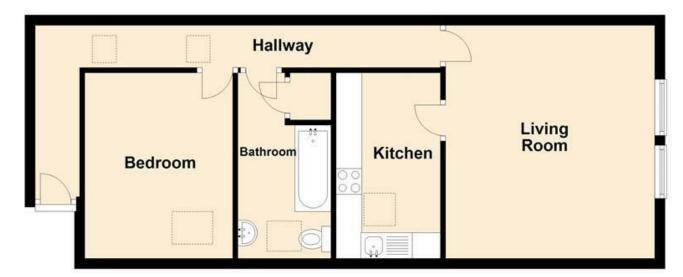
Third Floor



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.







FLAT 5 PALACE COURT, SCARSDALE PLACE, BUXTON SK17 6EF

£89,950



A well presented third floor apartment perfect for a buy to let or first time buyer and situated close to the town centre. OFFERED TO THE MARKET WITH NO ONWARD CHAIN and comprising an entrance hallway leading to a spacious living room, modern fitted kitchen with built in appliances, a double bedroom, and a neutrally decorated bathroom.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW T. 01298 23038 | | www.wrightmarshall.co.uk EARLY VIEWING HIGHLY RECOMMENDED. A well presented upper floor apartment perfect for a either an investor or a first time buyer. Situated close to the Town Centre. OFFERED TO THE MARKET WITH NO ONWARD CHAIN and comprising; entrance hallway leading to a spacious living room, modern fitted kitchen with built in appliances, a double bedroom, and a neutrally decorated bathroom.

HALLWAY

Entrance door, two Velux style windows and an electric radiator.

LIVING ROOM

15'11 x 13'04 (4.85m x 4.06m)

Two timber framed double glazed sash windows, electric wall mounted fire and an electric radiator.



KITCHEN

11'01 x 6'07 (3.38m x 2.01m)

Fitted with base and wall units with a wooden worktop over, electric hob with and stainless steel extractor fan over, stainless steel sink with a chrome mixer tap over, integral oven, integral fridge freezer, space for a washing machine, and a Velux style window.



BEDROOM

11'09 x 9'05 (3.58m x 2.87m)

Velux style window and electric radiator



BATHROOM

11'09 x 5'01 (3.58m x 1.55m)

Bath with an electric shower fitment over, WC with push flush, pedestal wash basin with a chrome mixer tap, chrome ladder style radiator, built in cupboard housing hot water cylinder, part tiled walls and laminate flooring.

