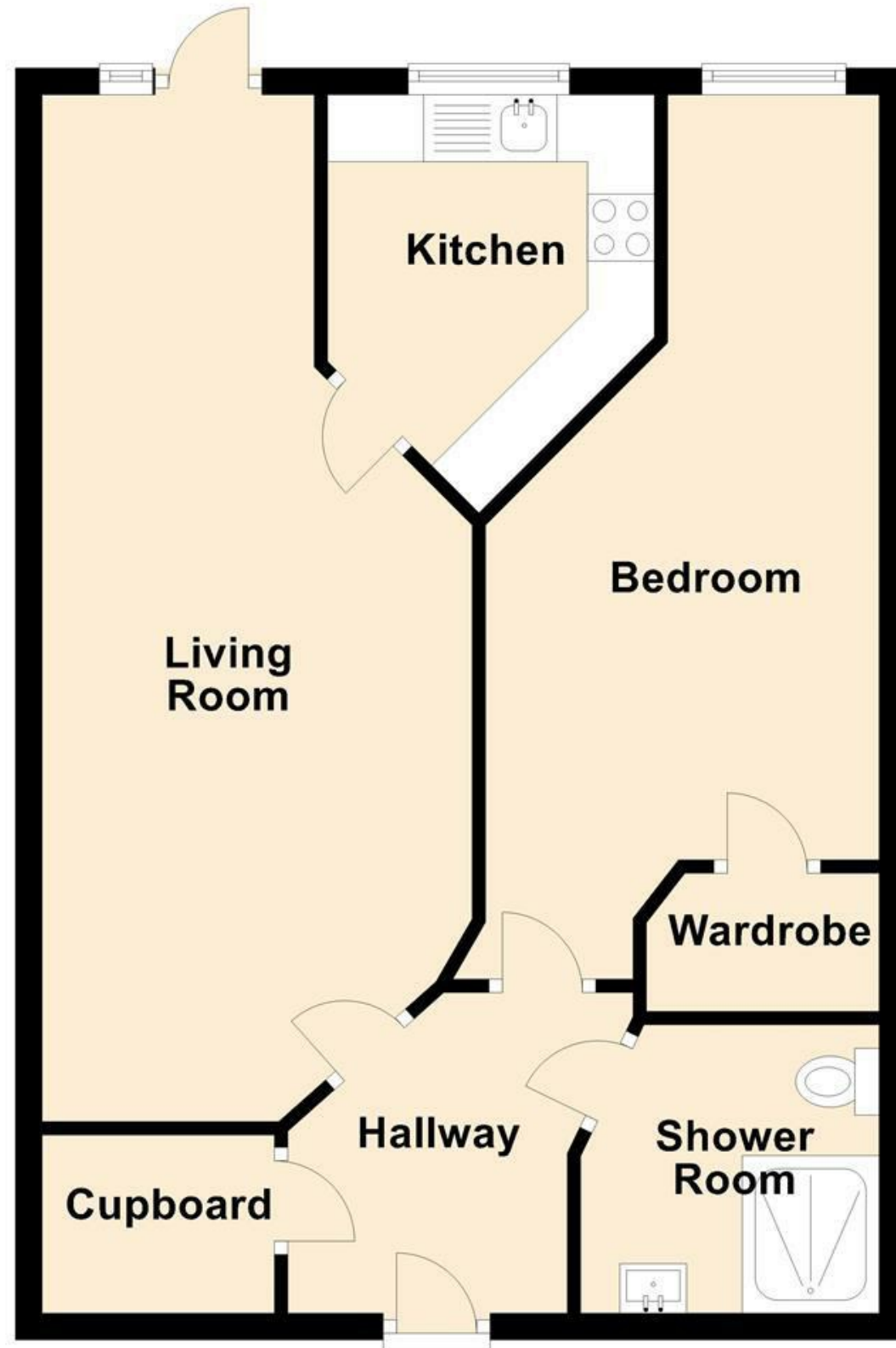


## Ground Floor



### 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.



Located close to the centre of Buxton Devonshire Place is a recently constructed retirement property offering excellent living space, communal gardens and residents parking. Situated on the ground floor the apartment comprises, entrance hallway, good sized living room with access to the private patio, fitted kitchen, double bedroom, and a shower room.

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### HALLWAY

Timber fire door, intercom, and airing cupboard housing the hot water cylinder.



### LIVING ROOM

25'02 x 10'07 (maximum) (7.67m x 3.23m (maximum))  
UPVC door and electric radiator.



### KITCHEN

5'10 x 8 (1.78m x 2.44m)  
UPVC double glazed window, fitted kitchen units to the base and eye level, four ring electric hob, integral oven, sink and drainer with a chrome mixer tap over, integral fridge freezer, and wooden flooring.



### BEDROOM

18'09 x 10'02 (maximum) (5.72m x 3.10m (maximum))  
UPVC double glazed window, electric radiator, and built in wardrobe.



### SHOWER ROOM

7'04 x 7 (maximum) (2.24m x 2.13m (maximum))  
Wet room style shower, WC with a push flush, wash hand basin with a chrome mixer tap, chrome ladder style radiator, part tiled walls and tiled flooring.



### EXTERNALLY

A private patio and access to the communal gardens. There is also residents parking available.

