



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.

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MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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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: C

