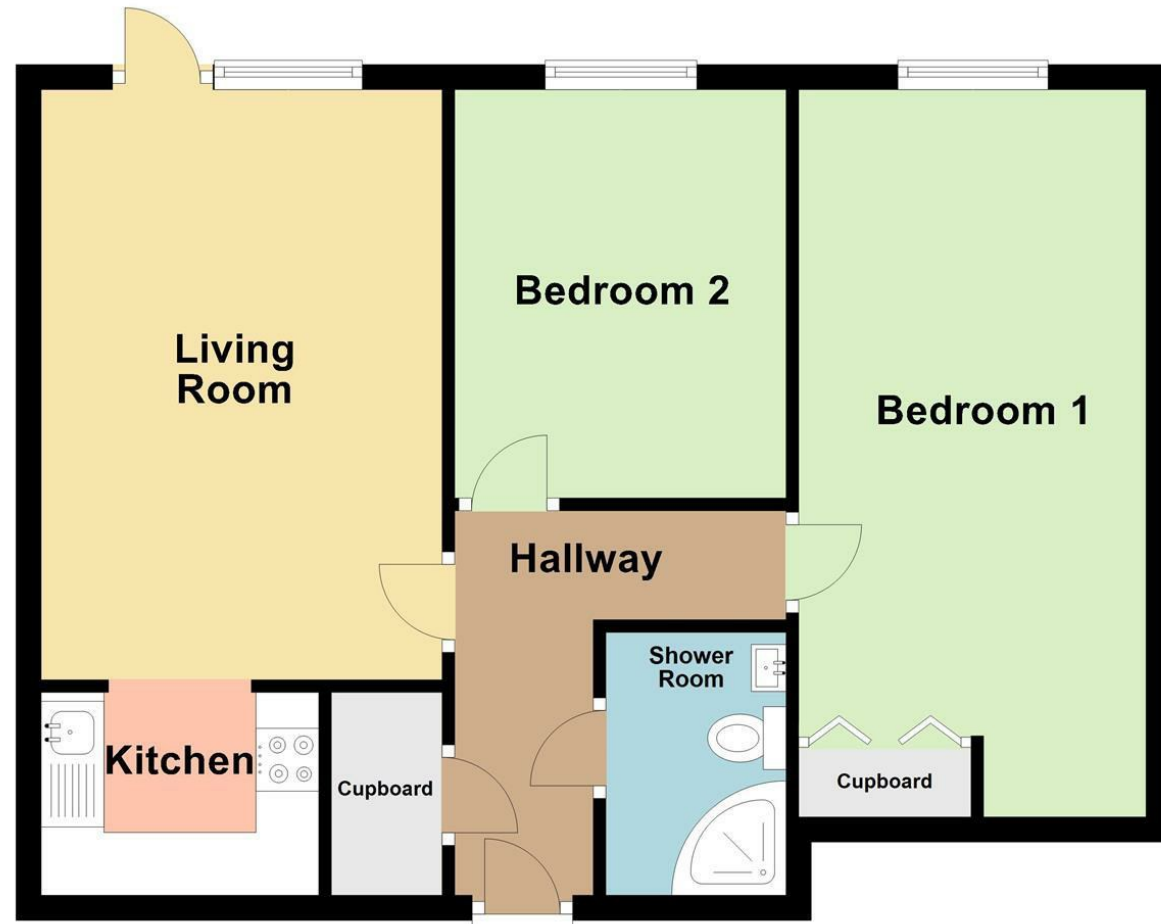




Ground Floor



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.



OFFERED FOR SALE WITH NO ONWARD CHAIN. A vacant GROUND FLOOR retirement apartment situated within a convenient location WITHIN WALKING DISTANCE OF BUXTON. Comprising; communal hallway with access to the RESIDENTS' LOUNGE, apartment hall, living room, fitted kitchen, two bedrooms, and a shower room. Externally, there are residents' parking spaces together with pleasant landscaped communal gardens.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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

OFFERED FOR SALE WITH NO ONWARD CHAIN. A vacant GROUND FLOOR retirement apartment situated within a convenient location WITHIN WALKING DISTANCE OF BUXTON. Comprising; communal hallway with access to the RESIDENTS' LOUNGE, apartment hall, living room, fitted kitchen, two bedrooms, and a shower room. Externally, there are residents' parking spaces together with pleasant landscaped communal gardens. Must be 60 yrs or above.

#### COMMUNAL HALLWAY

Entrance door, lift access to upper floors, managers office and access to the communal residents lounge.

#### COMMUNAL LOUNGE

Accessible for all residents.

#### APARTMENT HALLWAY

Built in cupboard and an electric wall-mounted heater.

#### LIVING ROOM

15'5 x 10'6 (4.70m x 3.20m)

UPVC double glazed door and window, an electric wall mounted heater, and opening to the kitchen.



#### KITCHEN

5'4 x 7'3 (1.63m x 2.21m)

A range of fitted wall and base units, electric hob and oven, and a stainless steel sink with mixer tap over.



#### BEDROOM ONE

19'0 x 9'01 (5.79m x 2.77m)

UPVC double glazed window, electric wall-mounted heater, and a built in wardrobe.



#### BEDROOM TWO

10'8 x 8'8 (3.25m x 2.64m)

UPVC double glazed window and an electric wall mounted heater.



#### SHOWER ROOM

6'10 x 4'8 (2.08m x 1.42m)

Corner shower cubicle with an electric shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, and wood effect flooring.



#### EXTERNALLY

The property benefits from delightful communal gardens together with residents parking spaces.



#### NOTES

The property is believed to be leasehold, subject to solicitor verification.

Lease Information: We are advised that the lease 125 years from May 2009

Council Tax Band: B

EPC Rating: C

Service charge £4,845.92

Ground rent £396.00