



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**Flash,, Nr Buxton,, SK17 0SW**

**£625 Per Calendar Month**

The Old Police Station is set in the rural village of Flash in a prominent location, offering views of the surrounding landscape. The property has been maintained to a high standard throughout. Offering two good sized bedrooms, bathroom, kitchen and reception room. Externally, there is a driveway which allows off road parking for two vehicles as well as a large shed/garage.





### Situation

Located in the rural village of Flash with local amenities including a shop, public houses, church and horse riding venue.

### Directions

From our Leek office take the A523 Buxton Road and follow for approximately 7.7 miles, take the sharp left turning onto Brown Lane (where Northfield Farm trekking centre is advertised), proceed for a short distance and just prior to the road fork the property is the first property on your right hand side and has its name on the front of the building in tiled letters. The property is indicated by our to let board.

### Accommodation Comprises

#### Front Entrance Door

A uPVC door with glass vision panels leads into:

#### Kitchen 10'11" x 10'3" (3.317 x 3.131)



Benefitting from a uPVC double glazed window and uPVC door to the front aspect, the suite comprises a range of base units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, plumbing for an automatic washing machine, built-in electric cooker with electric hob and extractor over, and radiator.

#### Living Room 14'5" x 13'4" (4.391 x 4.054)



The living room features an open fire grate in a stone surround on a tiled hearth with wooden mantelpiece, uPVC window to the front aspect, a corner cupboard houses the electric meter and fuse box, and radiator.

#### Dining Room / Study 14'0" x 8'4" (4.274 x 2.552)



With uPVC double glazed windows to two sides, oil boiler and radiator.

#### Rear Porch 10'1" x 3'8" (3.086 x 1.123)

With a tiled floor, uPVC door to the side aspect leading to the rear of the property, store cupboard, radiator and wall light.

#### First Floor Landing

With uPVC double glazed window and radiator.

#### Bedroom One 10'11" x 10'5" (3.318 x 3.185)



Having a uPVC double glazed window to the front aspect providing countryside views, radiator and airing cupboard.

### Bedroom Two 14'7" x 8'3" (4.440 x 2.521)



Having a uPVC double glazed window to the front aspect and radiator.

### Bathroom



With uPVC obscured double glazed window to the side aspect, par tiled walls, the suite comprises a panelled bath with glass screen and mains fed shower over, pedestal wash hand basin, low flush lavatory and radiator.

### Outside



The Old Police Station benefits from parking for two vehicles, flagged path to the three sides and oil tank to the rear.

### Shed / Garage

A shed / garage with window to the side aspect, double fronted door access as well as pedestrian side access.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service [DPS]) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

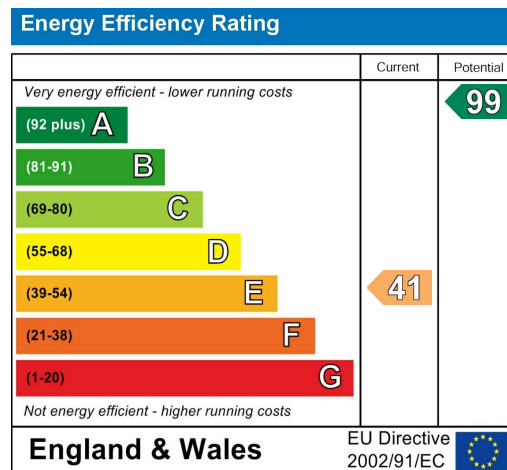
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.