



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Roof Terrace Apartment Minton House, Market Place

Hartington, Buxton, SK17 0AL

Offers In The Region Of £365,000



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A fantastic opportunity to purchase a SPECTACULAR THREE BEDROOM GRADE II LISTED APARTMENT, immaculately kept and updated to a high standard with quality fixtures and fittings. Offering open plan living/dining area with separate kitchen, three bedrooms each with their own en suite. The apartment has the added benefit of outside space - a stunning roof terrace with spectacular views over surrounding countryside and the village of Hartington. The South West facing terrace has ample room for Alfresco dining and sunset views for most of the year.

Hartington is a popular village in the heart of the Peak District offering a rural lifestyle within a thriving village with many unique shops, pubs and cafe's to hand. There is also a Post Office and local GP Surgery. VIEWING IS A MUST. PROPERTIES OF THIS CALIBRE IN THIS AREA ARE VERY RARE INDEED!!!!

Communal Entrance

Intercom system, entrance door, original Minton tile flooring, feature original stained glass window to front elevation, radiator with cover, sensor lighting, staircase to first floor apartment.

Entrance Hall

External period door. Bespoke storage and coat cupboard with bench seat and shoe storage below, laminate flooring and wall mounted antique style radiator.





Open plan Living and Dining Room 22'4" x 12'9" (6.82 x 3.91)

Feature fireplace with inset log burning stove and slate hearth, sash window to side, laminate flooring, steps to double patio doors providing access to the roof terrace, two column style radiators, feature wallpaper and picture rail, wall lights, open plan to kitchen.



Kitchen 24'6" x 9'6" (7.48 x 2.90)

Excellent range of built in units comprising base cupboards and drawers, integrated double bowl Shaws sink unit, integrated appliances as follows AEG washing machine, Bosch dishwasher, Neff Freezer and Wine fridge and new Rangemaster electric oven with 5 ring induction hob and ducted extract.

Matching wall cupboards with display doors to part and plate rack, under LED counter lighting. Built in double cupboard housing Vaillant boiler, pressurised Heatec Sadia hot water tank and storage, column style radiator, laminate flooring, four sash windows overlooking the roof terrace, two roof lights, loft access with ladder, light and boarding.



Bedroom One
14'10" x 11'10" (4.54 x 3.61)

Feature sash bay window looking out onto village green, two radiators with covers. Period bespoke panelling and built in wardrobes and storage space.

En-suite Shower Room
9'0" x 6'5" (2.75 x 1.97)

Recently refurbished high quality suite comprising fully enclosed shower cubicle with Burlington antique style shower head and hand shower matching wash hand basin on stand with towel rail, low level W.C. with concealed cistern and quartz top, feature tiled floor with underfloor heating, sash window to side aspect. Built in storage cupboard incorporating shelving, heated towel rail.



Bedroom Two
15'1" x 11'0" max (4.60 x 3.37 max)

Two sash windows to side, radiator with cover, wall lights and carpet.

En-suite Bathroom
11'9" x 6'3" (3.59 x 1.92)

Max measurement. Suite comprising roll top bath on claw and ball feet with central mixer tap, fully enclosed shower cubicle with mixer shower head, wash hand basin in vanity with cupboards beneath, low level W.C, wooden floorboards, roof light, radiator, heated towel rail.



Bedroom Three

15'3" x 9'8" (4.66 x 2.96)

Two solar powered Velux windows with rain sensor and blinds, column style radiator, part panelled walls, wall lights and carpet.

En-suite Bathroom

12'0" x 9'0" max (3.66 x 2.76 max)

Roll top bath on claw and ball feet with central mixer tap and shower attachment, low level W.C. wash hand basin, part panelled walls, fully enclosed shower cubicle with mixer shower, heated towel rail, radiator, window to rear, wooden floor. Built in double cupboard incorporating shelving.

Roof Terrace

Flagged area with wrought iron balustrade overlooking village and countryside. Log store.

Services

The property has mains electric, water and drainage. The gas supply is via a communal gas storage tank with separate metering.

Tenure and Possession

We believe the property is leasehold with over 900 years remaining and benefits from a share of freehold. The freehold is owned by three apartments and managed directly by the apartment and owners.



Roof Terrace Floorplan



Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Viewings

By prior arrangement through Graham Watkins & Co.

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



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

