



GRANT'S
OF DERBYSHIRE

Buxton Road, Bakewell DE45 1DA
£700 Per Month

Grant's of Derbyshire are delighted to offer To Let this one bedroom flat situated in the heart of Bakewell close to the local amenities. The flat benefits underfloor heating in the bathroom and a private parking space for one car. It briefly comprises; kitchen/living space area, double bedroom and bathroom. No pets. Non-smokers. Available Mid December 2025.

Access to the property

The flat can be accessed through the wooden door to the front of the building. Stairs located at the end of the corridor lead to the second floor, a door to the right opens to;

Ground Floor Entrance

Accessed through a part glazed door from the landing. A wooden door opens in to the;

Entrance Hallway

With pine floorboards, the entrance hallway provides access to the kitchen/living space, bedroom and bathroom. A storage cupboard houses the combi boiler, fitted with shelving space.

Kitchen/Diner 14'11" x 12'6" (4.56 x 3.83)

With a continuation of the pine floorboards, an open plan kitchen, living space with a large window to the side aspect and another to rear aspect. The kitchen is fitted with a range of wood wall and base units with white tile splashbacks. There is an inset sink with swan mixer tap, a recently fitted electric oven with extractor over and a fitted washing machine and free standing fridge.

Bedroom 11'4" x 8'7" (3.46 x 2.63)

A good sized double bedroom fitted with grey carpet. There is a large window to the side aspect and a mounted electric heater.

Bathroom 7'11" x 5'4" (2.42 x 1.64)

Part tiled room, fitted with a modern three piece white suite. Comprising; low level flush WC, panel bath with electric shower over and glass screen, pedestal hand wash basin. This room also has underfloor heating.

Outside & Parking

There is a small communal courtyard to the rear of the building. The flat benefits from off road parking, with a designated space in the open garage.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Directional Notes

If travelling from Matlock you will approach Bakewell on the A6 passing Haddon Hall. Upon reaching Bakewell town centre, at the roundabout, take the first exit onto 'Buxton Road'. Progress Court can be found on the left hand side and can be identified by our To Let board.



Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 33.8 sq. metres (363.3 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



