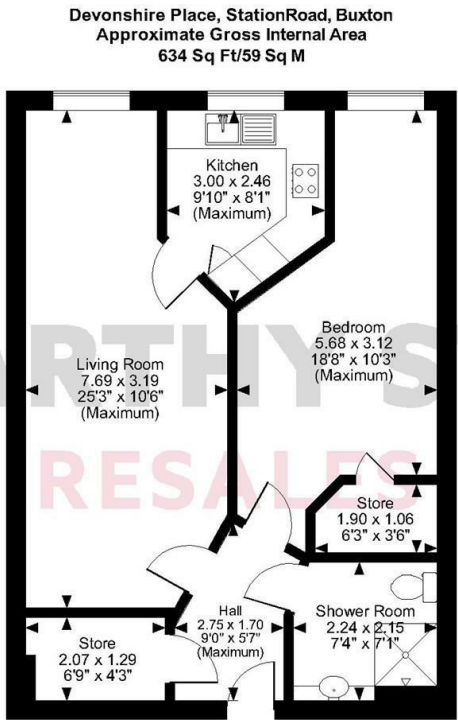


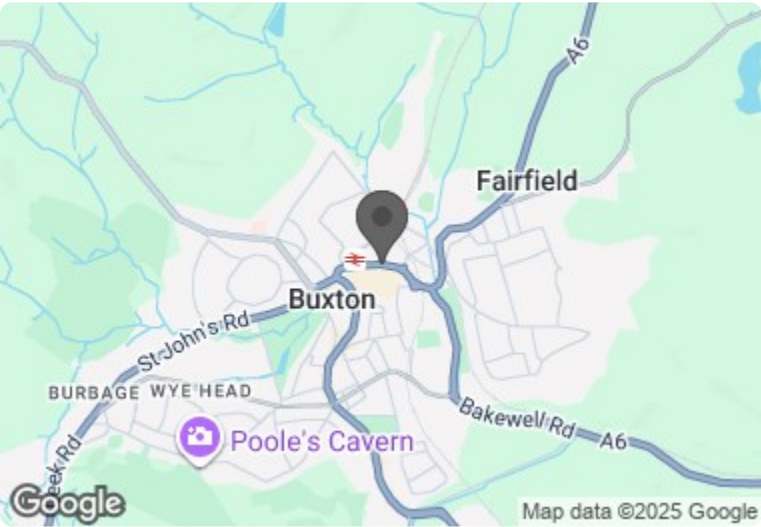
42 Devonshire Place  
Station Road, Buxton, SK17 6GP

PRICE  
REDUCED



Second Floor  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £230,000 Leasehold

A ONE BEDROOM SECOND FLOOR APARTMENT with PLEASANT VIEWS in a NEARLY NEW McCarthy Stone Retirement Living Development for the OVER 70'S. Well located, adjacent to Waitrose, the railway network, and within easy reach of all Buxton has to offer.

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# Station Road, Buxton

### Summary

Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for leading a full and active social life with both fellow homeowners and friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### Local area

Nestled in the heart of the stunning Peak District, Buxton is a spa town that was incredibly popular with the Victorians and Georgians. When walking around the town, you'll see beautiful ornamental gardens and famous period architecture that reflect its popularity in this time period. In fact, this is one of many reasons it has become one of the most popular tourist spots in the region.

Buxton is a vibrant town with a thriving community and plenty of annual events and fayres to reflect this. The town is synonymous with music, theatre and festivals such as Buxton International Festival and Buxton Well Dressing Festival. Alongside this, there are theatrical performances, plays and operas regularly taking place throughout the year.

Natural wonders such as Poole's Cavern can be found within Buxton. Alongside this, attractions such as Buxton Crescent, The Pump Room and the Pavilion Gardens offer a different side to the town. For the avid walkers, Buxton is surrounded by impressive hills and trails, that not only provide excellent exercise, but wonderful scenery too.

When exploring further afield, residents can easily hop on a train and arrive in Manchester in just over an hour. This development's location is ideal for those who like to holiday overseas as Manchester airport is less than an hour's drive away. There are also a range of local bus services and transport links from outside this development, helping you get around Buxton and the surrounding area with ease.

And if you're wanting to stay closer to home, you can enjoy the wide selection of bars, cafes, independent shops and restaurants that Buxton has to offer, as well as the many cultural and artistic attractions.

### Entrance hallway

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as illuminated light switches, smoke detector, a security door entry system and door to a walk in store/airing cupboard. Further doors lead to the bedroom, living room and bathroom.

### Lounge

This spacious room is entered through a partially glazed door. The dining area itself provides ample space for a dining table and chairs. There are 2 ceiling light fittings, plenty of plug sockets, a TV and telephone point and a partially glazed door opens to the separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and tiled flooring.

# 1 Bed | £230,000

### Bedroom

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving.

### Wetroom

Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

### Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The annual service charge is £8,659.29 for the financial year ending 28/02/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Leasehold information

Lease length: 999 years from 1st June 2017  
Ground rent: £435 per annum  
Ground rent review: 1st June 2034

### Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PRICE  
REDUCED

