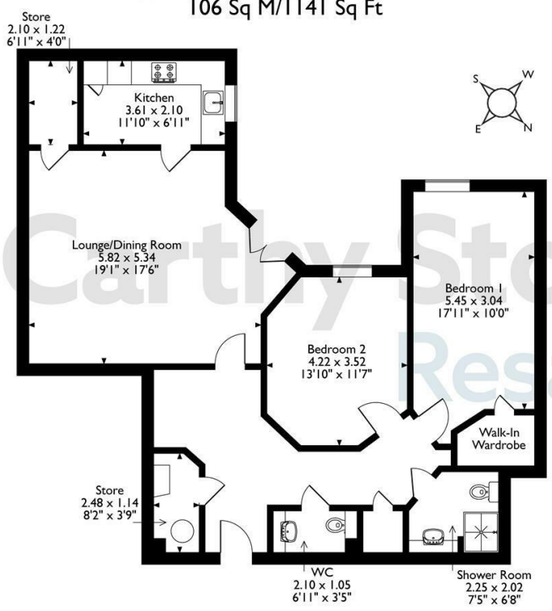
McCarthy Stone
Resales

17 Devonshire Place, Station Road, Buxton, Derbyshire
Approximate Gross Internal Area
106 Sq M/1141 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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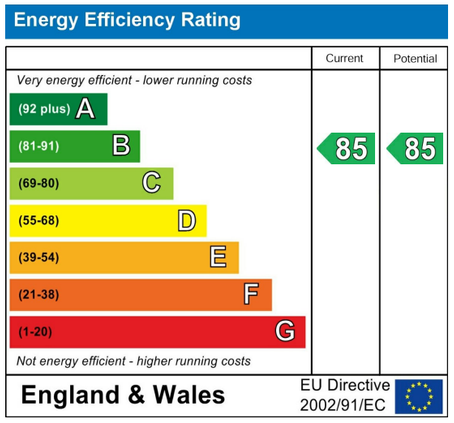
Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

The Property Ombudsman

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McCarthy Stone
Resales

17 Devonshire Place

Station Road, Buxton, SK17 6GP

Asking price £309,000 Leasehold

A GENEROUS TWO BEDROOM FIRST FLOOR APARTMENT with PLEASANT VIEWS in our recently built McCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT for the OVER 70'S. CAR PARKING SPACE INCLUDED.

Well located, adjacent to Waitrose, the railway network, and within easy reach of all Buxton has to offer.

Call us on 0345 556 4104 to find out more.

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Devonshire Place, Station Road, Buxton

2 bed | £309,000

Summary
Surrounded by picturesque architecture and greenery, Devonshire Place in Buxton is an ideal retreat for those who are looking to begin the next stage of their retirement. Having been designed to look and feel at home in its surroundings, you can enjoy life at your chosen level of independence, in one of Britain's most desirable spa towns.
With a total of 33 one-bedroom and 37 two-bedroom properties available, this development caters for those who are looking for an easy-to-maintain home. Our expert designers have blended functionality and practicality with luxury touches and style, providing you with a home that meets your needs.
By choosing Retirement Living PLUS, you'll benefit from a range of bespoke care and support packages, as well as considered on-site touches. For those who prefer a lower maintenance lifestyle in their home, we provide support with household chores such as cleaning, running errands and grocery shopping. Homeowners can be assured that they will have control over the level of assistance that they may need, meaning that they can live with independence and comfort.

Our on-site bistro provides freshly prepared daily meals, ideal for those who prefer not to cook or simply want to try something different. Additionally, you'll be able to enjoy access to our stylish communal lounge, where you can socialise, relax or join in with the community activities. Our stunning landscaped garden offers an extra place to explore and unwind and enjoy greenery, without having to lift a finger.

This development is located near to Buxton railway station, making it ideal for visiting family, friends and residents who like to travel without driving. It's central location also means that a wealth of shops, supermarkets and amenities are close by.
For peace-of-mind, this development has staff on-site 24 hours a day, every day of the year. Furthermore, a 24-hour emergency call system and door video entry offers additional security and safety. This development is fully accessible, with lifts to all floors and built-in ramps, next to any steps.

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.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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 bedrooms, living room, shower room and guest WC.

Lounge
This spacious room is entered through a partially glazed door and benefits from pleasant long range views. Having ample space for dining, storage cupboard, 2 ceiling light fittings, plenty of plug sockets, a TV and telephone point and double opening, partially glazed door to the separate Kitchen. With the added benefit of patio doors opening to a Juliette balcony.

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 and a built in fridge and freezer. Central ceiling light fitting and tiled flooring.

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

Bedroom Two
A second spacious double bedroom offering a variety of different uses. Having the benefit of a double glazed window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord.

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

Cloaks / WC
WC and vanity unit with wash basin inset.

Car parking
A car parking space is included in the sale of this apartment.

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 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.

Annual Service charge: £11,881.08 for financial year ending 28/02/2027.

Leasehold information
Lease: 999 years from 1st June 2022
Ground rent: £510 per annum
Ground rent review: 1st June 2037

Moving Made Easy & Additional Information
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• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
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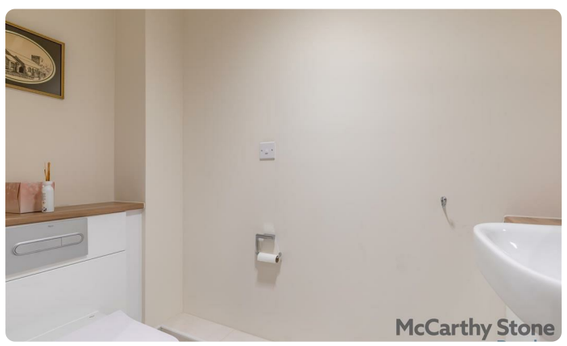
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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