



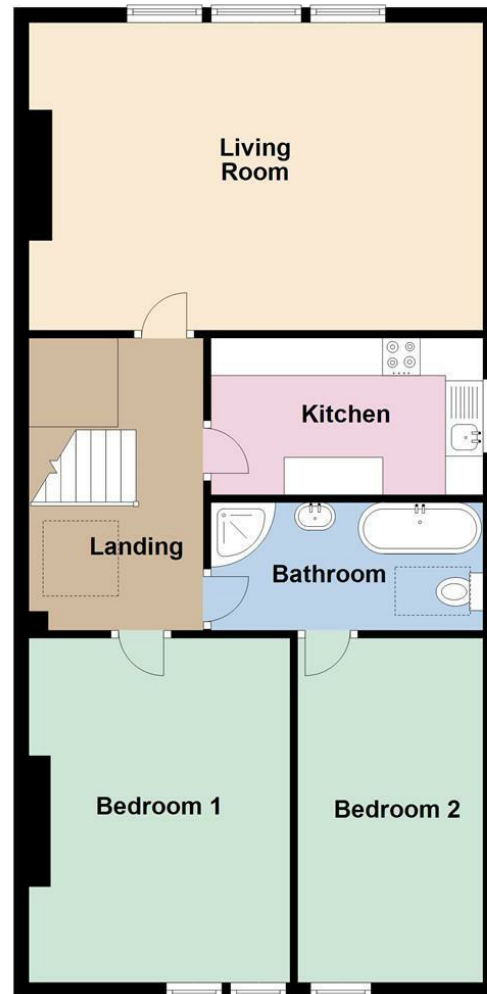
Wright Marshall  
Estate Agents

FLAT 3, DARLEY HOUSE, 21 MARLBOROUGH  
ROAD, BUXTON SK17 6RD

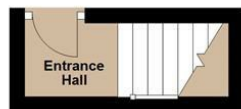
£189,950



Top Floor



Second Floor



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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**NO VENDOR CHAIN - A well presented TWO BEDROOM TOP FLOOR Apartment in a popular residential area, conveniently close to the town centre and its array of amenities & transport. Comprising a spacious living room with open views including Solomon's Temple, fitted kitchen, two double bedrooms, and a modern bathroom. Externally there are pleasant well maintained communal gardens.**

**8 The Quadrant, Buxton, Derbyshire, SK17 6AW**  
**T. 01298 23038 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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**COMMUNAL ENTRANCE**

External door, communal storage cupboard, and stairs to the apartment.

**ENTRANCE HALL**

Entrance door and stairs to the third floor.

**LANDING**

Double glazed Velux window, eaves storage space, radiator, and access to the boarded out loft space.



**LIVING ROOM**

13'5 x 19'10 (4.09m x 6.05m)  
Three double glazed sash windows, gas fire, and two radiators.



**KITCHEN**

6'10 x 11'10 (2.08m x 3.61m)  
Sash window, a range of fitted wall and base units, space for an oven, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, washing machine, radiator, and tile-effect flooring.



**BEDROOM ONE**

15'0 x 11'8 (4.57m x 3.56m)  
Two double glazed sash windows, fitted wardrobes, and a radiator.



**BEDROOM TWO**

15 x 8'01 (4.57m x 2.46m)  
Double glazed sash window, fitted wardrobes, built in cupboard housing the Vaillant gas boiler, and a radiator.



**BATHROOM**

5'7 x 11'10 (1.70m x 3.61m)  
Double glazed Velux window, enclosed corner shower cubicle with a wall mounted shower fitment, freestanding roll top bath with a mixer tap over, washbasin with a mixer tap over, WC with a push flush, radiator, and wood effect flooring.



**EXTERIOR**

The property is situated within communal gardens featuring pathways, lawns, and mature plants and shrubs.