Wright Marshall
Estate Agents

17 HARDWICK GARDENS HARDWICK MOUNT, BUXTON SK17 6PL

OFFERS IN THE REGION OF £174,950

Fourth Floor

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Offered to the market with no onward chain, this one-bedroom top-floor apartment is located in a popular residential development, conveniently positioned within easy reach of Buxton town centre, the Opera House, Pavilion Gardens, and local amenities. The apartment enjoys panoramic views over Buxton and benefits from a lift providing access to the third floors and the lower-ground parking area. The accommodation comprises a hallway, living room, fitted kitchen, double bedroom, and bathroom. Externally, there is a communal lawned garden and an allocated parking space in the underground parking area.

MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

RICS the mark of property professionalism worldwide

rightmove

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Offered to the market with no onward chain, this one-bedroom top-floor apartment is located in a popular residential development, conveniently positioned within easy reach of Buxton town centre, the Opera House, Pavilion Gardens, and local amenities. The apartment enjoys panoramic views over Buxton and benefits from a lift providing access to the third floors and the lower-ground parking area. The accommodation comprises a hallway, living room, fitted kitchen, double bedroom, and bathroom. Externally, there is a communal lawned garden and an allocated parking space in the underground parking area.

HALLWAY

Entrance door, intercom system, radiator, and a Velux window.

LIVING ROOM

17'5 x 15'5 (max) (5.31m x 4.70m (max))
Two uPVC double-glazed Velux windows, electric fire, radiator.

KITCHEN

13'6 x 8 (max) (4.11m x 2.44m (max))
uPVC double-glazed window and Velux window, fitted wall and base units, four-ring gas hob with an extractor fan over, stainless steel double sink and drainer with a mixer tap, radiator, and tiled-effect flooring.

BEDROOM

1`4'8 x 12'2 (0.30m`1.42m x 3.71m)
uPVC double-glazed windows, built-in wardrobes, radiator.

BATHROOM

7'1 x 6'9 (2.16m x 2.06m)
Double-glazed Velux window, bath with mounted shower fitment over, WC, wash basin, radiator, part-tiled walls, and built-in cupboard.

GARDEN AND PARKING

The apartment benefits from an allocated space in the underground parking accessed from the front of the building. To the rear, there is a communal lawned garden

NOTES

Tenure: Leasehold 999 years from 1984
Council Tax Band: B
EPC Rating: TBC
What3Words Location: retiring.diets.sisters