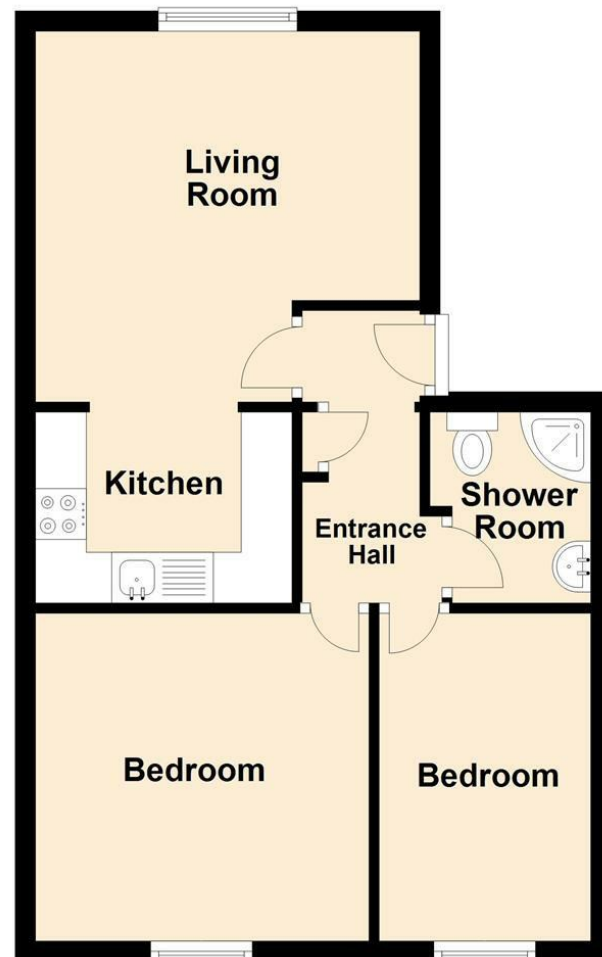


Second Floor



This SECOND FLOOR TWO BEDROOM FLAT has NO ONWARD CHAIN is conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway with an intercom, a spacious living room a fitted kitchen, two good-sized bedrooms, and a shower room.

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.

SECOND FLOOR TWO BEDROOM FLAT conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway with an intercom, a spacious living room a fitted kitchen, two good-sized bedrooms, and a shower room. Electric heating. EPC band C.

#### HALLWAY

Intercom, built-in cupboard.

#### LIVING ROOM

11'9 x 12'5 (3.58m x 3.78m)

UPVC double-glazed window, electric radiator, and open to the kitchen.

#### KITCHEN

6'2 x 8'1 (1.88m x 2.46m)

Fitted units at the base and eye level, space for a cooker, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.



#### BEDROOM ONE

10'7 x 9'4 (3.23m x 2.84m)

UPVC glazed window and an electric radiator.

#### BEDROOM TWO

10'6 x 7'3 (3.20m x 2.21m)

UPVC glazed window and an electric radiator.

#### SHOWER ROOM

6'3 x 5'4 (1.91m x 1.63m)

Walk-in corner shower cubicle, WC, pedestal washbasin with chrome taps over, and partially tiled walls.



#### NOTE

Please note that the property is currently tenanted. Our client is looking to sell with a sitting tenant.

This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.