

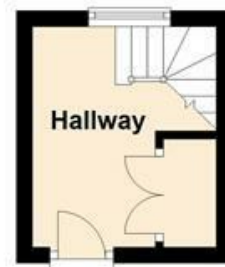


Wright Marshall  
Estate Agents

FLAT 14 SANDRINGHAM COURT, BROAD WALK,  
BUXTON SK17 6RS

£795

Second Floor



Third Floor



CENTRALLY LOCATION OVERLOOKING PAVILION GARDENS. A top floor apartment offered for sale with NO ONWARD CHAIN. Comprising; private hallway, living room, fitted kitchen, double bedroom and fitted bathroom. Externally there is an ALLOCATED PARKING SPACE. Early viewing highly recommended.

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CENTRAL LOCATION OVERLOOKING PAVILION GARDENS. Well presented top floor apartment - Comprising; private hallway, living room, fitted kitchen, double bedroom and fitted bathroom. Externally there is an ALLOCATED PARKING SPACE. Early viewing highly recommended. Gas central heating. EPC band C. Can be let furnished or unfurnished. Sorry no pets allowed in the building.

**COMMUNAL HALLWAY**

Accessed directly off Broadwalk with staircase leading to upper floors and letter boxes.

**SECOND FLOOR LANDING**

With private entrance to the apartment.

**APARTMENT ENTRANCE HALLWAY**

Entrance door, under stairs storage cupboard, window overlooking Pavilion Gardens, stairs to third floor.

**LANDING**

Dado rail, radiator, skylight window.

**LIVING ROOM**

15'4 x 14'8 maximum - part restricted height (4.67m x 4.47m maximum - part restricted height)  
Cast iron fireplace and hearth, dado rail, security intercom system, radiator, two raised storage areas, sash window overlooking Pavilion Gardens.

**FITTED DINING KITCHEN**

13'8 x 8'5 plus large recess (4.17m x 2.57m plus large recess)  
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob, space for washing machine and fridge/freezer, wall mounted central heating boiler, radiator and two skylight windows.

**DOUBLE BEDROOM**

15'5 x 14'8 maximum - part restricted height (4.70m x 4.47m maximum - part restricted height)  
Cast iron fireplace, clothes hanging area, two raised storage areas, sash window overlooking Pavilion Gardens, radiator.

**BATHROOM**

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, wall light point, double glazed skylight window.

**EXTERNALLY**

The property offers pleasant views across Pavilion Gardens together with an allocated parking space access from Hartington Road.