



Situated close to the centre of Buxton, this TWO BEDROOM DUPLEX FLAT is offered to the market with NO ONWARD CHAIN and includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance PRIVATE GARDEN.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated close to the centre of Buxton, this TWO BEDROOM DUPLEX FLAT includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance PRIVATE GARDEN and benefits from gas central heating. EPC Band C. Available mid July 2025

LIVING ROOM

15'5 x 18'3 (4.70m x 5.56m)
UPVC double-glazed double doors, radiator, and stairs to the first floor on the ground floor.

HALLWAY

UPVC door leading to timber decking, and stairs to the living room.

KITCHEN

13'1 x 6'9 (3.99m x 2.06m)
Fitted units at base and eye level, a four-ring electric hob, integral oven, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.



BEDROOM ONE

10'4 x 13'3 (3.15m x 4.04m)
UPVC double-glazed bay window and a radiator.

BEDROOM TWO

13'4 x 10'7 (4.06m x 3.23m)
UPVC door, built-in wardrobes, radiator, and wooden flooring.

BATHROOM

4'7 x 9'9 (1.40m x 2.97m)
Bath with a mixer tap, WC with a push flush, pedestal washbasin with mixer taps, radiator, and partially tiled walls.



EXTERIOR

To the rear is an enclosed low maintenance garden.



NOTE

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