

Ground Floor



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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Wright Marshall
Estate Agents

11 HEATHFIELD GARDENS PARK ROAD,
BUXTON SK17 6TN

£269,950



Offered for sale with NO ONWARD CHAIN

This delightful TWO BEDROOM GROUND FLOOR APARTMENT is located in the sought after Heathfield Gardens development CLOSE TO THE CENTRE OF BUXTON. The accommodation includes an entrance hallway, a spacious living room with bay window, a well equipped fitted kitchen, two bedrooms one with an en suite shower room, and a family bathroom. Externally, the property benefits from PARKING and attractive COMMUNAL GARDENS.

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ENTRANCE HALLWAY

Built-in cupboard and a radiator.



LIVING ROOM

25'5" x 11'10" (7.77m x 3.63m)
Two uPVC double glazed windows, gas fire, and three radiators.



KITCHEN

10'5" x 8'3" (3.18m x 2.54m)
uPVC double glazed window, fitted shaker-style base and wall units with a wood-effect worktop over, four-ring gas hob with an extractor hood above, integral oven, 1.5 bowl sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, radiator, and wood-effect flooring.



BEDROOM ONE

14'7" x 13'3" (4.47m x 4.06m)
uPVC double glazed window, built-in wardrobes, and a radiator.



EN-SUITE

5'2" x 7'6" (1.60m x 2.29m)
Walk-in shower cubicle with a wall-mounted shower fitment over, WC with push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



BEDROOM TWO

10'5" x 8'7" (3.20m x 2.64m)
uPVC double glazed window and a radiator.



BATHROOM

5'2" x 7'10" (1.60m x 2.39m)
P-shaped bath with a wall-mounted shower fitment over, WC with push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

Heathfield Gardens features charming communal gardens and provides residents and visitors with ample parking spaces.



NOTES

Tenure: Leasehold
Lease length: 999 years from 1990
Council Tax Band: D
EPC Rating: C