

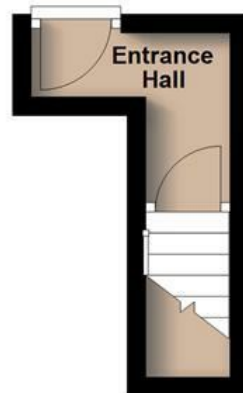


Wright Marshall
Estate Agents

16A HIGH STREET, BUXTON, DERBYSHIRE
SK17 6EU

£825 PER MONTH

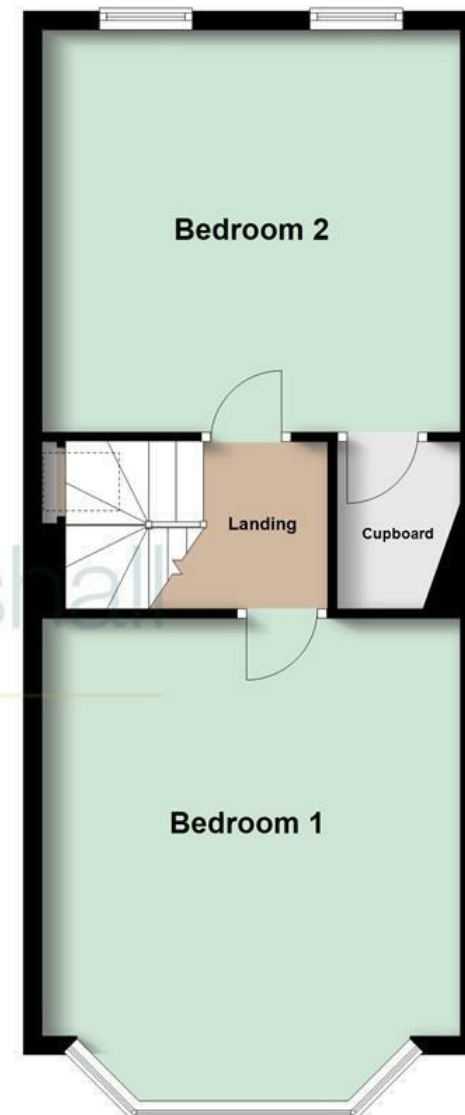
Ground Floor



First Floor



Second Floor



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

MISREPRESENTATION ACT 1967.

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PERFECT FOR FIRST TIME BUYERS OR INVESTORS! Conveniently situated close to the town centre, this duplex apartment offers easy access to a range of local shops, restaurants and amenities. Offered for sale with **NO ONWARD CHAIN**, the property has been recently redecorated and recarpeted throughout and provides spacious accommodation arranged over two floors, accessed via a private ground floor entrance. The accommodation briefly comprises entrance hallway, living room, dining room, fitted kitchen, bathroom and **TWO DOUBLE BEDROOMS**.

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GROUND FLOOR

ENTRANCE

Entrance door, radiator, and stairs to the first floor.

FIRST FLOOR

LANDING

Stairs to the second floor.

LIVING ROOM

14'9 x 12'1 (4.50m x 3.68m)

Double glazed bay window and a radiator.

KITCHEN & DINING AREA

17 x 11'8 (max) (5.18m x 3.56m (max))

Double glazed window, fitted wall and base units with a wood effect worktop over, four ring electric hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, Alpha combi boiler, Radiator, under stairs cupboard, and tile effect flooring in the kitchen area.

BATHROOM

11 x 7'7 (3.35m x 2.31m)

Two uPVC double glazed windows, bath with a wall mounted shower fitment over, pedestal wash basin, WC with a push flush, radiator, part tiled walls, and tile effect flooring.

SECOND FLOOR

LANDING

Skylight and loft access.

BEDROOM ONE

14'9 x 12'4 (4.50m x 3.76m)

Two double glazed windows and a radiator.

BEDROOM TWO

14'7 x 12'11 (4.45m x 3.94m)

Two double glazed windows, fitted wardrobes, radiator, and a built in cupboard (5'2 x 4'5)

NOTES

Tenure: Leasehold 999 years from 2007

Council Tax Band: A

EPC Rating: C

