

Second Floor



MISREPRESENTATION ACT 1967.

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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.
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Wright Marshall
Estate Agents

**FLAT 6 THE LAURELS 14 MARLBOROUGH
ROAD, BUXTON SK17 6RD**

£675 PER MONTH



A very well presented **SECOND FLOOR APARTMENT** situated within **WALKING DISTANCE OF BUXTON**. Comprising; entrance hallway, living room, fitted kitchen, **TWO BEDROOMS** and fitted shower room. Externally there is **ALLOCATED PARKING**. Viewing highly recommended.

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Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

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VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

DIRECTIONS

From our office turn right and then left at the roundabout onto Manchester Road. Turn first right onto Marlborough Road, at the junction continue over Devonshire Road onto a continuation of Marlborough Road where the property can be found the right hand side.

SECOND FLOOR LANDING

Providing access to three apartments

COMMUNAL HALLWAY

With stairs to first and second floor apartments

APARTMENT HALLWAY

Entrance door, security intercom, built in storage cupboard.

LIVING ROOM

13'1 x 11'9 (3.99m x 3.58m)
Two sash windows, two radiators.

FITTED KITCHEN

11'9 x 7'7 (3.58m x 2.31m)
Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, tiled flooring, sash window.

BEDROOM ONE

13'1 x 11'9 (3.99m x 3.58m)
Sash window, radiator.

BEDROOM TWO

8'4 x 7'3 (2.54m x 2.21m)
Sash window, radiator, built in storage cupboard with wall mounted central heating boiler.

SHOWER ROOM

Re-fitted and offering a corner shower cubicle with shower fittings over, low level WC, wash hand basin, heated towel rail, part tiled walls.

EXTERNALLY

The building offers allocated car parking spaces for residents.

SERVICES

Mains services are connected to the property.

NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such we are unable to comment on their condition.