



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



This FIRST FLOOR APARTMENT is offered to the market with NO ONWARD CHAIN and is conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway, a spacious living room with a bay window, fitted kitchen, a double bedroom, and a shower room.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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

This **FIRST FLOOR APARTMENT** is offered to the market with **NO ONWARD CHAIN** and is conveniently located close to the centre of Buxton, offering easy access to all local shops and transport links. The flat comprises an entrance hallway, a spacious living room with a bay window, fitted kitchen, a double bedroom, and a shower room.

HALLWAY

Entrance door and radiator.

LIVING ROOM

11'9 x 18'5 (max) (3.58m x 5.61m (max))

Two uPVC double glazed windows, including one bay window, radiator, and an gas fire.



KITCHEN

5'6 x 8'1 (1.68m x 2.46m)

uPVC door leading to a balcony, fitted wall and base units, stainless steel sink and drainer with mixer tap, space for an oven, plumbing for a washing machine, radiator, and wood effect flooring.



BEDROOM

12'10 x 8'8 (3.91m x 2.64m)

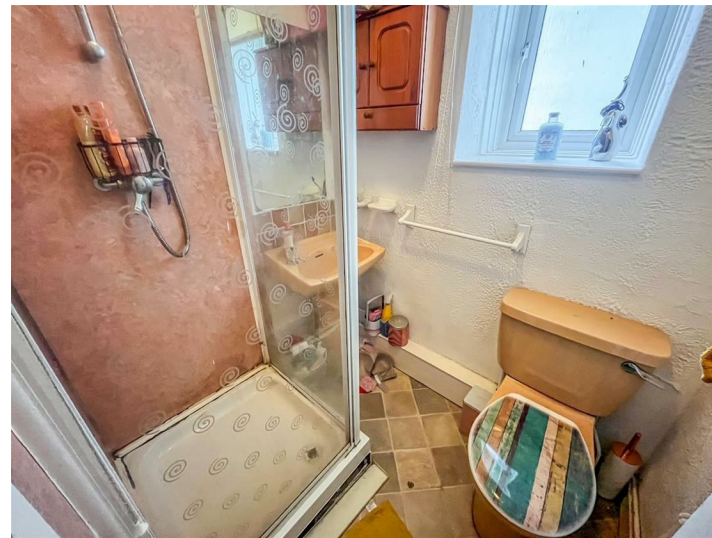
uPVC double glazed window and radiator.



SHOWER ROOM

5'5 x 4'8 (1.65m x 1.42m)

uPVC double glazed window, enclosed shower cubicle, WC, pedestal wash basin, and radiator.



NOTES

Tenure: Leasehold
Council Tax Band: A
EPC Rating: C