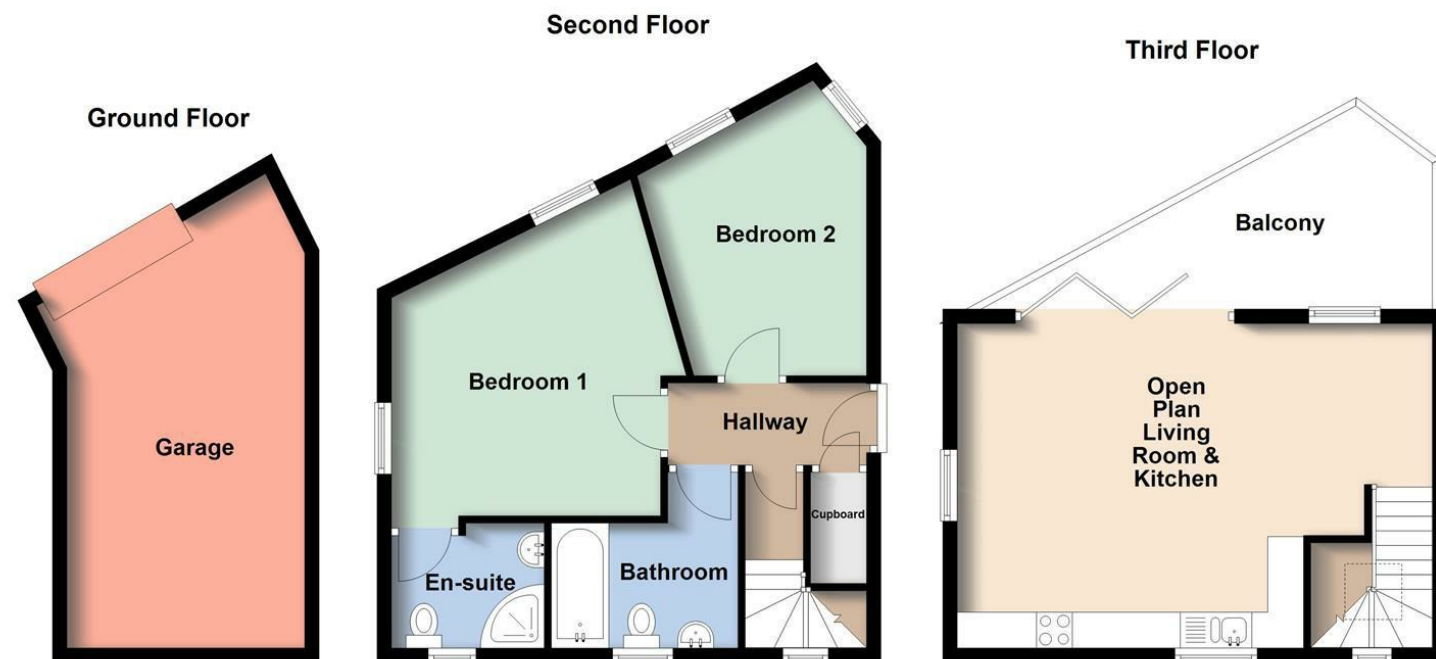




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.



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.

FOR SALE WITH NO ONWARD CHAIN! A very well presented TWO BEDROOM PENTHOUSE duplex apartment CENTRALLY LOCATED within a stones throw of Whaley Bridge train station and local amenities. The property is NEWLY CARPETED and features a spacious open-plan living area with tri-fold doors leading to a PRIVATE ROOF TERRACE offering stunning views. The accommodation comprises; an entrance hallway, TWO DOUBLE BEDROOMS (master with en-suite) and a separate family bathroom. Externally, the property includes an allocated PARKING SPACE together with a spacious GARAGE and access to a shared communal garden. **EARLY VIEWING IS ESSENTIAL.**

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GROUND FLOOR COMMUNAL ENTRANCE HALLWAY

With stairs leading to the first-floor landing.

ENTRANCE HALL

Entrance door, intercom system, radiator, under stairs cupboard, and stairs to the top floor.

BEDROOM ONE

13'8" x 12'9" (max) (4.17m x 3.89m (max))
Two double glazed windows, and two radiators

EN SUITE

7'4" x 5'6" (2.24m x 1.7m)
Double glazed window, corner shower cubicle with shower fitting, low-level WC, pedestal wash basin, wall-mounted heated towel rail, and an extractor fan.

BEDROOM TWO

13'8" x 12'0" (4.19 x 3.68)
Two double glazed windows, and a radiator.

BATHROOM

8'0" x 5'6" (2.44 x 1.7)
Double glazed window, panelled bath, vanity wash basin, low-level WC, wall-mounted heated towel rail and an extractor fan,

TOP FLOOR OPEN-PLAN KITCHEN/LIVING AREA

22'2" x 14'9" (6.76 x 4.5)
Three double-glazed windows, a range of fitted base and eye-level units with work surfaces, 1.5 bowl stainless steel sink and drainer with a mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge freezer, a cupboard housing the central heating gas boiler, and a triple bi-fold double-glazed doors to the terrace.

ROOF TOP TERRACE

Roof-top flagged terrace offering views across Whaley Bridge village and the surrounding countryside.

GARAGE

With light and power.

EXTERIOR

Access to a communal garden backing onto the River Goyt. The property also benefits from one allocated parking space.

NOTES

Tenure: Leasehold
Lease Length: 999
Council Tax Band: B
EPC Rating: B