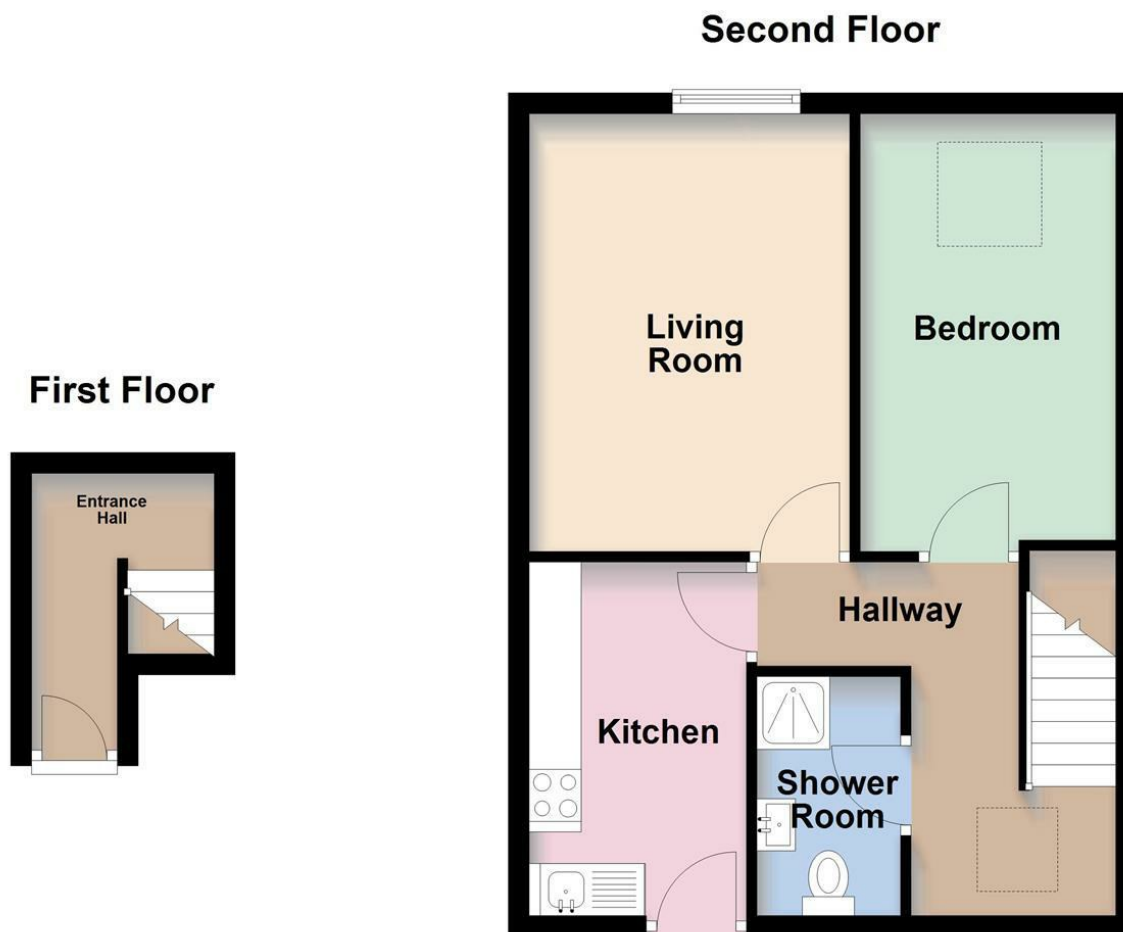




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

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

This **SECOND 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 a first floor entrance hall with stairs leading to the apartment, a living room, fitted kitchen, a double bedroom, and a shower room.

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FIRST FLOOR ENTRANCE HALL

Entrance door and stairs to the first floor.

SECOND FLOOR HALLWAY

Double glazed Velux window and a radiator.

LIVING ROOM

13'10 x 10'1 (4.22m x 3.07m)
uPVC double glazed windows, a radiator, and an gas fire.



KITCHEN

11'2 x 6'10 (3.40m x 2.08m)
uPVC door leading to a balcony, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, space for an oven, plumbing for a washing machine, and a radiator.



BEDROOM

13'10 x 8'1 (4.22m x 2.46m)
Double glazed Velux window and a radiator.



SHOWER ROOM

7'7 x 4'6 (2.31m x 1.37m)
Enclosed shower cubicle, WC, pedestal wash basin, and a radiator.

