

First Floor



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



This well presented TWO BEDROOM FIRST FLOOR apartment is situated in this modern purpose built block within the popular residential area of Burbage. The accommodation includes an entrance hallway with intercom system and storage cupboard, a living room opening through to a fitted kitchen, two bedrooms and a bathroom. Externally, there is an allocated parking space along with additional visitor parking.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

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

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 well presented TWO BEDROOM FIRST FLOOR apartment is situated in this modern purpose built block within the popular residential area of Burbage. The accommodation includes an entrance hallway with intercom system and storage cupboard, a living room opening through to a fitted kitchen, two bedrooms and a bathroom. Externally, there is an allocated parking space along with additional visitor parking.

HALLWAY

Intercom system, built-in cupboard and a radiator.

LIVING ROOM

17'1 x 9'6 (5.21m x 2.90m)

uPVC double glazed window, radiator and opening to:

KITCHEN

8'8 x 7 (2.64m x 2.13m)

uPVC double glazed window, fitted wall and base units, four-ring gas hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and tiled flooring.

BEDROOM ONE

10'4 x 13'2 (max) (3.15m x 4.01m (max))

uPVC double glazed window, fitted wardrobes and a radiator.

BEDROOM TWO

9'9 x 7'1 (max) (2.97m x 2.16m (max))

uPVC double glazed window and a radiator.

BATHROOM

5'6 x 6'2 (1.68m x 1.88m)

Fitted panel bath with a wall-mounted shower over, WC with a push flush, pedestal wash basin with a mixer tap over, radiator, part-tiled walls and wood-effect flooring.

PARKING

Allocated parking space with additional visitor parking spaces.

NOTES

Tenure: Leasehold (125 years from 2006)

Council Tax Band: A

EPC Rating: TBC

