

Fourth Floor



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



MISREPRESENTATION ACT 1967.

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Offered to the market with no onward chain, this one-bedroom top-floor apartment is located in a popular residential development, conveniently positioned within easy reach of Buxton town centre, the Opera House, Pavilion Gardens, and local amenities. The apartment enjoys panoramic views over Buxton and benefits from a lift providing access to the third floors and the lower-ground parking area. The accommodation comprises a hallway, living room, fitted kitchen, double bedroom, and bathroom. Externally, there is a communal lawned garden and an allocated parking space in the underground parking area.

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### HALLWAY

Entrance door, intercom system, radiator, and a Velux window.

### LIVING ROOM

17'5 x 15'5 (max) (5.31m x 4.70m (max))

Two uPVC double-glazed Velux windows, electric fire, radiator.

### KITCHEN

13'6 x 8 (max) (4.11m x 2.44m (max))

uPVC double-glazed window and Velux window, fitted wall and base units, four-ring gas hob with an extractor fan over, stainless steel double sink and drainer with a mixer tap, radiator, and tiled-effect flooring.

### BEDROOM

1'4'8 x 12'2 (0.30m x 1.42m x 3.71m )

uPVC double-glazed windows, built-in wardrobes, radiator.

### BATHROOM

7'1 x 6'9 (2.16m x 2.06m)

Double-glazed Velux window, bath with mounted shower fitment over, WC, wash basin, radiator, part-tiled walls, and built-in cupboard.

### GARDEN AND PARKING

The apartment benefits from an allocated space in the underground parking accessed from the front of the building. To the rear, there is a communal lawned garden

### NOTES

Tenure: Leasehold 999 years from 1984

Council Tax Band: B

EPC Rating: TBC

What3Words Location: retiring.diets.sisters

