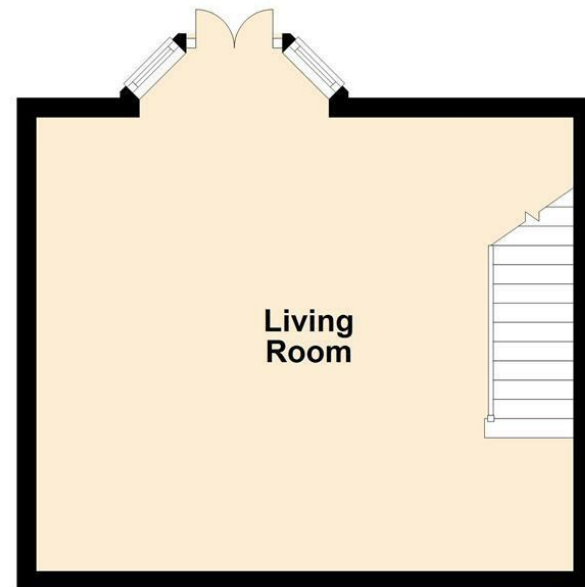
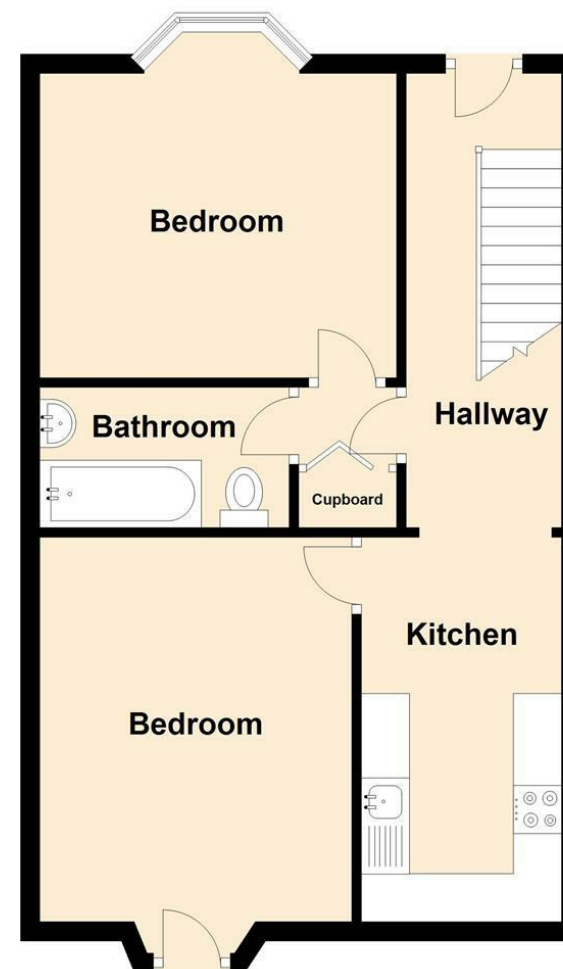




**Lowest Ground Floor**



**Lower Ground Floor**



**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.

Situated close to the centre of Buxton, this **TWO BEDROOM DUPLEX FLAT** is offered to the market with **NO ONWARD CHAIN** and includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance **PRIVATE GARDEN**.

Situated close to the centre of Buxton, this TWO BEDROOM DUPLEX FLAT includes a spacious living room, hallway, fitted kitchen, two generously sized bedrooms and a family bathroom. Externally, the flat features a low-maintenance PRIVATE GARDEN and benefits from gas central heating. EPC Band C. Available mid July 2025

### LIVING ROOM

15'5 x 18'3 (4.70m x 5.56m)

UPVC double-glazed double doors, radiator, and stairs to the first floor on the ground floor.

### HALLWAY

UPVC door leading to timber decking, and stairs to the living room.

### KITCHEN

13'1 x 6'9 (3.99m x 2.06m)

Fitted units at base and eye level, a four-ring electric hob, integral oven, stainless steel sink and drainer with a chrome mixer tap, and plumbing for the washing machine.



### EXTERIOR

To the rear is an enclosed low maintenance garden.



### BEDROOM ONE

10'4 x 13'3 (3.15m x 4.04m)

UPVC double-glazed bay window and a radiator.

### BEDROOM TWO

13'4 x 10'7 (4.06m x 3.23m)

UPVC door, built-in wardrobes, radiator, and wooden flooring.

### BATHROOM

4'7 x 9'9 (1.40m x 2.97m)

Bath with a mixer tap, WC with a push flush, pedestal washbasin with mixer taps, radiator, and partially tiled walls.



### NOTE

This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.