

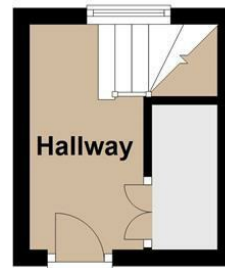


Wright Marshall  
Estate Agents

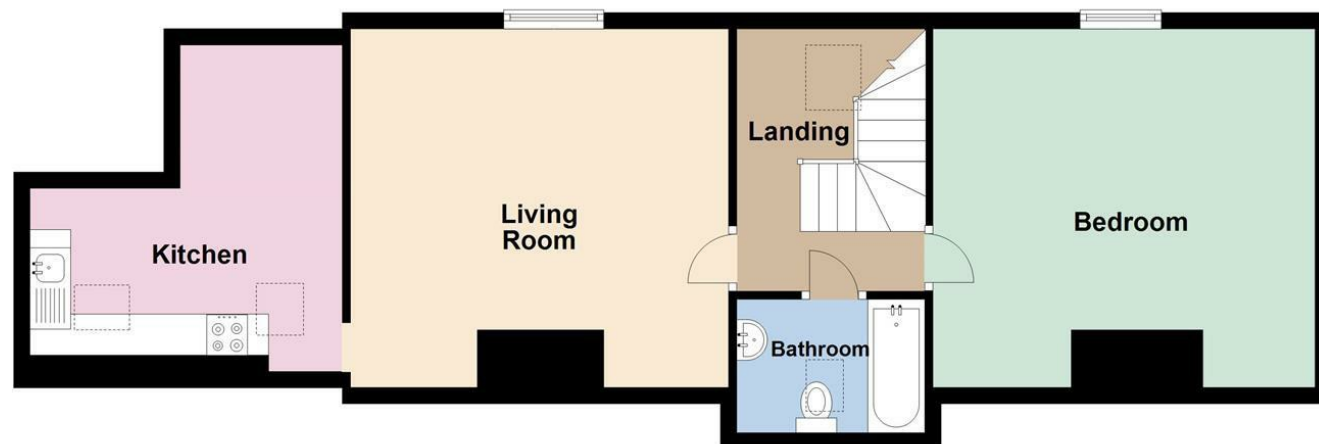
FLAT 14 SANDRINGHAM COURT, BROAD WALK,  
BUXTON SK17 6RS

£145,000

Second Floor



Third Floor



OVERLOOKING PAVILION GARDENS, "Sandringham Court" occupies a sought after central location within Buxton, offering easy access to transport links, shops, bars, and restaurants. Situated on the top floor, the apartment has been fully updated by the current owner and comprises a private hallway, living room, fitted kitchen, double bedroom, and fitted bathroom. Externally, there is an **ALLOCATED PARKING SPACE**. Early viewing is highly recommended.

MISREPRESENTATION ACT 1967.

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Situated on the top floor, the apartment has been FULLY UPDATED by the current owner and comprises a private hallway, living room, fitted kitchen, double bedroom, and fitted bathroom. Externally, there is an ALLOCATED PARKING SPACE. Viewing is highly recommended. OVERLOOKING PAVILION GARDENS, "Sandringham Court" occupies a sought after central location within Buxton, offering easy access to transport links, shops, bars, and restaurants.

**COMMUNAL HALLWAY**

Accessed directly off Broadwalk with staircase leading to upper floors and letter boxes.

**SECOND FLOOR LANDING**

With private entrance to the apartment.

**APARTMENT ENTRANCE HALLWAY**

Entrance door, timber framed window, radiator, under storage cupboard, and stairs to the third floor.

**LANDING**

Velux window and a radiator.



**LIVING ROOM**

14'7" x 15'3" maximum - part restricted height (4.47m x 4.65m maximum - part restricted height)  
Timber framed sash window overlooking Pavilion Gardens, cast iron fireplace and hearth, security intercom system, and a radiator.



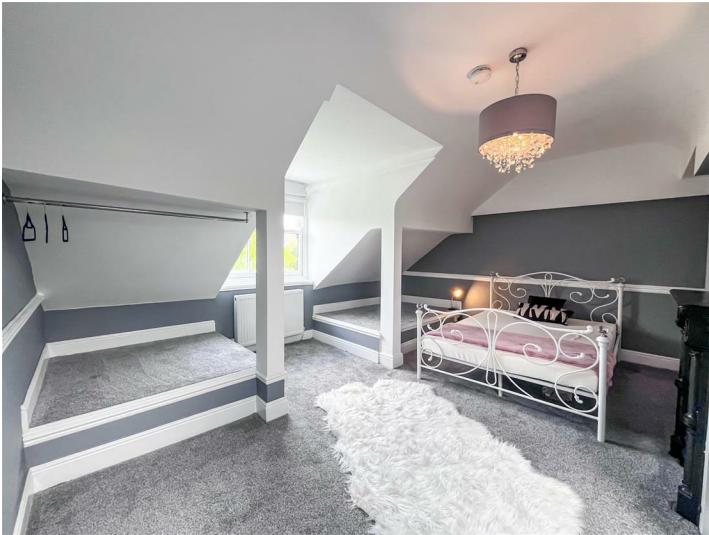
**FITTED DINING KITCHEN**

9'1 x 13'7 plus large recess (2.77m x 4.14m plus large recess)  
Two Velux windows, fitted wall and base units, four-ring gas hob and integral oven, sink and drainer with a mixer tap over, plumbing for a washing machine, Worcester combi boiler, radiator, and wood-effect flooring.



**DOUBLE BEDROOM**

14'8 x 15'5 maximum - part restricted height (4.47m x 4.70m maximum - part restricted height)  
Timber framed sash window overlooking Pavilion Gardens, radiator, Velux window, cast iron fireplace, and a radiator.



**BATHROOM**

5'6 x 7'10 (1.68m x 2.39m)  
Velux window, bath with a wall mounted shower fitment over, WC, pedestal washbasin, ladder-style radiator, and tiled flooring.



**EXTERNALLY**

The property offers pleasant views across Pavilion Gardens together with an allocated parking space access from Hartington Road.

