

Ground Floor



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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Offered for sale with **NO ONWARD CHAIN**. This delightful **TWO BEDROOM GROUND FLOOR APARTMENT** is located in the sought after Heathfield Gardens development **CLOSE TO THE CENTRE OF BUXTON**. The accommodation includes an entrance hallway, a spacious living room with bay window, a well equipped fitted kitchen, two bedrooms one with an en suite shower room, and a family bathroom. Externally, the property benefits from **PARKING** and attractive **COMMUNAL GARDENS**.

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ENTRANCE HALLWAY

Built-in cupboard and a radiator.

LIVING ROOM

25'5" x 11'10" (7.77m x 3.63m)

Two uPVC double glazed windows, gas fire, and three radiators.



KITCHEN

10'5" x 8'3" (3.18m x 2.54m)

uPVC double glazed window, fitted shaker-style base and wall units with a wood-effect worktop over, four-ring gas hob with an extractor hood above, integral oven, 1.5 bowl sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, radiator, and wood-effect flooring.

BEDROOM ONE

14'7" x 13'3" (4.47m x 4.06m)

uPVC double glazed window, built-in wardrobes, and a radiator.



EN-SUITE

5'2" x 7'6" (1.60m x 2.29m)

Walk-in shower cubicle with a wall-mounted shower fitment over, WC with push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.

BEDROOM TWO

10'5" x 8'7" (3.20m x 2.64m)

uPVC double glazed window and a radiator.



BATHROOM

5'2" x 7'10" (1.60m x 2.39m)

P-shaped bath with a wall-mounted shower fitment over, WC with push flush, pedestal wash basin with a mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

Heathfield Gardens features charming communal gardens and provides residents and visitors with ample parking spaces.

NOTES

Tenure: Leasehold
Lease length: 999 years from 1990
Council Tax Band: D
EPC Rating: C

