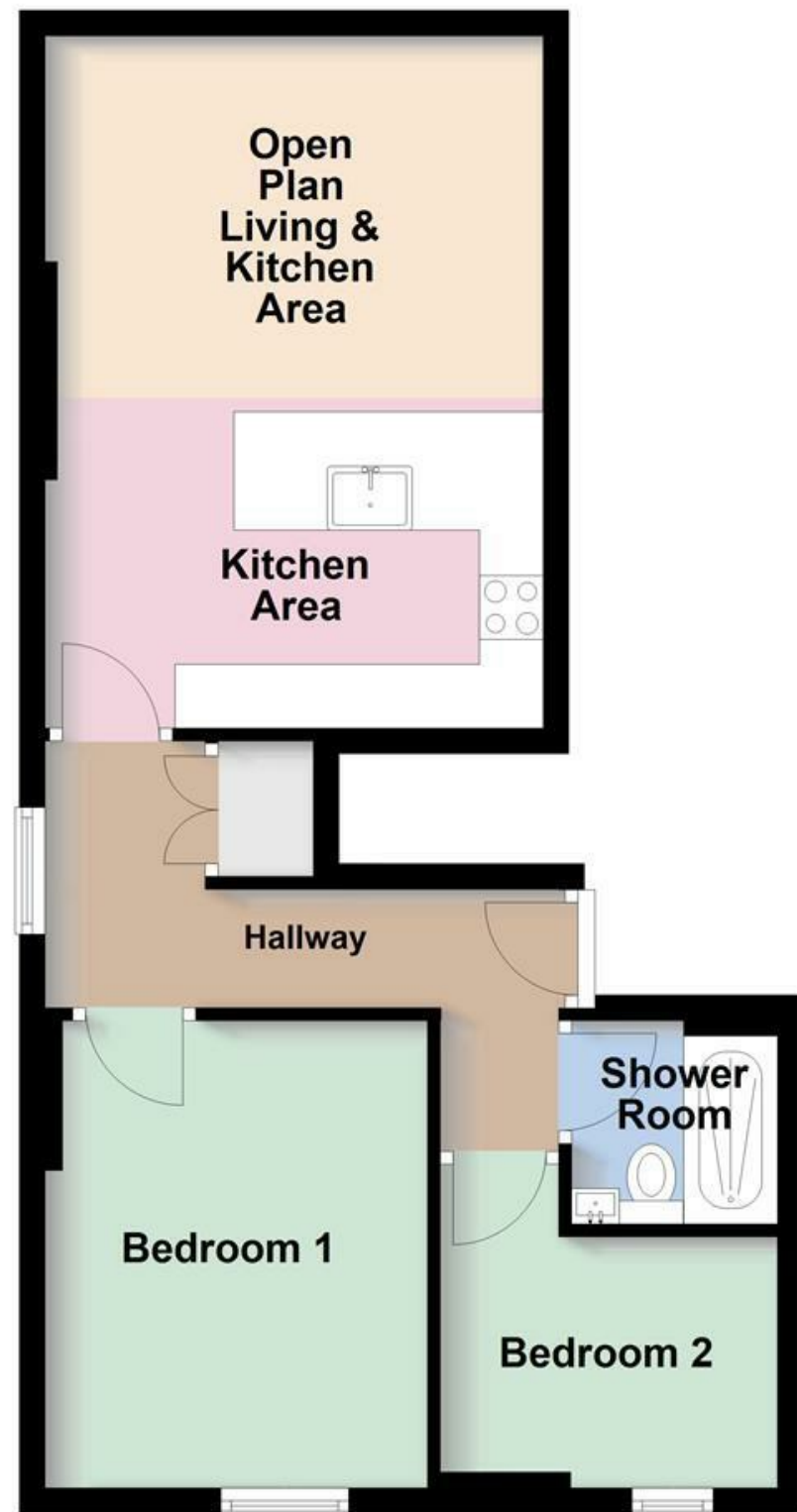


Second Floor



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

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.



Wright Marshall
Estate Agents

FLAT 3, 13A PARK ROAD, BUXTON SK17 6SG

£179,950



NO ONWARD CHAIN – Located in a sought-after residential area within close proximity to the town centre, this refurbished two-bedroom second-floor flat offers easy access to Buxton's many amenities, including the Opera House, Pavilion Gardens, shops, and restaurants. The property has been fully modernised throughout, including a brand-new boiler and heating system as well as a complete rewire, and provides well-presented accommodation comprising an entrance hall, open-plan living kitchen with breakfast bar and integrated appliances, two bedrooms, and a contemporary shower room. Outside, residents benefit from communal gardens and a designated off-road parking space.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

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COMMUNAL ENTRANCE HALLWAY

Stairs leading to the first floor and access to the apartment.

ENTRANCE HALL

Entrance door, double glazed sash window, period radiator, built-in cupboard with plumbing for a washing machine, and wood-effect flooring.



OPEN PLAN LIVING KITCHEN AREA

17'10 x 12'9 (5.44m x 3.89m)
uPVC double glazed window, shaker-style fitted base and wall units with marble-effect worktops, four-ring electric hob, integral oven, stainless steel sink with mixer tap, integral dishwasher, integral fridge freezer, two period radiators, and wood-effect flooring.



BEDROOM ONE

12'1 x 9'10 (3.68m x 3.00m)
Double glazed window and a period radiator.



BEDROOM TWO

6'6 x 9'4 (1.98m x 2.84m)
Double glazed window and a period radiator.



SHOWER ROOM

5'5 x 5'3 (1.65m x 1.60m)
Enclosed walk-in shower cubicle, WC with push flush, wash basin with mixer tap, ladder-style radiator, and wood-effect flooring.



EXTERIOR

The property has access to a communal garden area. Additionally, it includes an assigned parking space for one car.



NOTES

Tenure: Leasehold - 125 years from October 2018
Council Tax Band: A
EPC Rating: TBC