



Wright Marshall
Estate Agents

DEVONSHIRE PLACE STATION ROAD, BUXTON
SK17 6GP

£309,950

Ground Floor

Approx. 79.8 sq. metres (859.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 sq. feet)



TWO BEDROOM APARTMENT NOW AVAILABLE. A superb block of RETIREMENT APARTMENTS situated WITHIN WALKING DISTANCE OF BUXTON and benefiting from numerous features including lift access, in house restaurant, hairdresser and much more!. **READY FOR OCCUPATION NOW.** Call our office on 01298 23038 to discuss your requirements.

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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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ENTRANCE HALL

LIVING ROOM

25'1" x 10'7" (max) (7.65m x 3.23m (max))
Luxury and comfort are at the core of the bedrooms. We provide generous storage with either a walk-in wardrobe or fitted wardrobe to the main bedroom.



FITTED KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



WC



INCLUDED WITHIN THE SERVICE CHARGE

- Electricity, heating and lighting (communal areas).
- Water and sewage (communal areas and apartments)
- Professional fees
- Maintenance of building and gardens
- Emergency call system
- Building insurance
- Income to guest suites and sundry income
- Development staff
- Future maintenance fund
- Restaurant
- Domestic assistance

OVERVIEW

Apartment features

- A spacious living room decorated in a natural colour which gives a bright and airy feel.
- A fitted kitchen complete with integrated fridge freezer, ceramic hob, extractor fan and waist height oven.
- One or two bedroom accommodation
- The shower room is complete with slip resistant flooring and a level access shower, a chrome towel radiator and a fitted mirror.
- Some units offer an additional WC with toilet and hand basin together with fitted flooring throughout.

MOVE HOME FOR FREE SCHEME

Eligible participants in this offer shall receive the following, as stated on the promotional leaflet, email, or advert:

* Estate Agent fees are paid in full up to a capped value of

- £7,500 (incl. VAT)
- * Legal fees are paid in full up to a capped value of £2,000 (incl. VAT and all disbursements)
- * Stamp Duty Land Tax (SDLT) on the purchase of your apartment (The current SDLT is applicable on properties over £250,000)
- * Removals service (if required)
- * Any fees in excess of the amounts listed above shall be borne by the purchaser.
- * Legal costs and SDLT shall be deducted from the purchase price and shall be payable on completion.
- * McCarthy Stone's recommended Estate Agents and Solicitors must be used to qualify for the offer – please ask for details.
- * Removals service available – belongings are unpacked to a flat surface.
- * The Stamp Duty element of this offer is a deduction from the amount payable at completion to a maximum of £5,000. For apartments in Scotland Land and Buildings * Transaction Tax (LBTT) shall apply.
- * Stamp duty only paid at the Single Property Rate.
- * If the Additional Home Rate applies to the purchase then the difference in rates will be borne by the purchaser. This same principle applies to Scottish LBTT.
- * Offer may be withdrawn at any time.
- * There is no cash alternative for this offer.
- * Not available in conjunction with any other offer or promotion.
- * Speak to your Sales Consultant at your development of interest for more details.