



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.

This stunning TWO BEDROOM GROUND FLOOR APARTMENT is part of a beautifully converted Grade II listed historic building. Situated in a CENTRAL LOCATION, it is within walking distance of Pavilion Gardens and the Buxton Opera House. Benefiting from level access, the apartment features a hallway, a spacious living room, a fitted kitchen with built in appliances, two bedrooms, and a fitted bathroom. Residents' permit parking is available.

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HALLWAY

21'11 x 4'02 (6.68m x 1.27m)



OPEN PLAN KITCHEN LIVING AREA

23'00 x 11'03 (7.01m x 3.43m)

BEDROOM ONE

13'09 x 9'08 (3.96m x 2.74m)

BEDROOM TWO

11'02 x 9'0 (3.40m x 2.74m)

BATHROOM

5'8" x 8'7" (1.73m x 2.62m)



LOCAL INFORMATION

Tourists have been coming to Buxton and the Peak District since the 14th Century and it's not surprising that Buxton is today one of the most popular tourist destinations in the Peak District. Buxton is an old market and spa town, nestling

amongst the surrounding Derbyshire hills and at a height of over 1000ft, making it the highest town in England.

Within an hour's drive of Manchester, Sheffield, Derby and Stoke, its famous Georgian and Victorian architecture provides an impressive backdrop to a rich and vibrant range of music, theatre and festivals.

The Buxton Festival of World Cinema takes place around March/April, with the Big Session Festival of folk music in April/May. July brings the Buxton Festival of Opera, Music and Literature, the Buxton Well-Dressing Festival, Buxton Fringe Festival and the Buxton Military Tattoo. In August the Family Festival provides fun for all the family.

Historical Buxton - There is much of historical interest in Buxton also. For example, the magnificent and recently renovated Grade I listed Crescent was built in 1780 and contains the Natural Baths which are located on the site of the original Roman Baths. The Crescent is now open as an elegant and bespoke Spa Hotel.

The historic Old Hall Hotel dates back to 1573 when the captive Mary Queen of Scots stayed at the hotel and sampled the healing properties of Buxton's famous spa water. In 1636 the philosopher Thomas Hobbes named the 'Seven Wonders of the Peak', two of which are found in Buxton; Poole's Cavern and St Anne's Well.

NOTES

Tenure: Leasehold 250 years from 2023.

Approx Service Charge: £1360.78

Council Tax Band: B

EPC Rating: Exempt

What3Words Location: appetite.flattered.scoring

PLEASE NOTE

We understand there is no restrictions within the lease prohibiting letting on either an assured shorthold tenancy or indeed a holiday letting basis.