



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



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**PERFECT FOR FIRST TIME BUYERS OR INVESTORS!** Conveniently situated close to the town centre, this duplex apartment offers easy access to a range of local shops, restaurants and amenities. Offered for sale with **NO ONWARD CHAIN**, the property has been recently redecorated and recarpeted throughout and provides spacious accommodation arranged over two floors, accessed via a private ground floor entrance. The accommodation briefly comprises entrance hallway, living room, dining room, fitted kitchen, bathroom and **TWO DOUBLE BEDROOMS**.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | [buxton@wrightmarshall.co.uk](mailto:buxton@wrightmarshall.co.uk) | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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## GROUND FLOOR

### ENTRANCE

Entrance door, radiator, and stairs to the first floor.

### FIRST FLOOR

### LANDING

Stairs to the second floor.

### LIVING ROOM

14'9 x 12'1 (4.50m x 3.68m)

Double glazed bay window and a radiator.

### KITCHEN & DINING AREA

17 x 11'8 (max) (5.18m x 3.56m (max))

Double glazed window, fitted wall and base units with a wood effect worktop over, four ring electric hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, Alpha combi boiler, Radiator, under stairs cupboard, and tile effect flooring in the kitchen area.

### BATHROOM

11 x 7'7 (3.35m x 2.31m)

Two uPVC double glazed windows, bath with a wall mounted shower fitment over, pedestal wash basin, WC with a push flush, radiator, part tiled walls, and tile effect flooring.

## SECOND FLOOR

### LANDING

Skylight and loft access.

### BEDROOM ONE

14'9 x 12'4 (4.50m x 3.76m)

Two double glazed windows and a radiator.

### BEDROOM TWO

14'7 x 12'11 (4.45m x 3.94m)

Two double glazed windows, fitted wardrobes, radiator, and a built in cupboard (5'2 x 4'5)

### NOTES

Tenure: Leasehold 999 years from 2007

Council Tax Band: A

EPC Rating: C

