

First 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.



A delightful FIRST-FLOOR APARTMENT located on the prestigious Burlington Road, overlooking Pavilion Gardens and just a short walk from Buxton's town centre. The property comprises an OPEN-PLAN LIVING AREA with a bay window, a fitted kitchen with integrated appliances, a DOUBLE BEDROOM, and a bathroom. Externally, there is AMPLE RESIDENTS' PARKING and access to a communal basement for storage. OFFERED FOR SALE WITH NO ONWARD CHAIN.

A delightful FIRST-FLOOR APARTMENT located on the prestigious Burlington Road, overlooking Pavilion Gardens and just a short walk from Buxton's town centre. The property comprises an OPEN-PLAN LIVING AREA with a bay window, a fitted kitchen with integrated appliances, a DOUBLE BEDROOM, and a bathroom. Externally, there is AMPLE RESIDENTS' PARKING and access to a communal basement for storage. OFFERED FOR SALE WITH NO ONWARD CHAIN.

COMMUNAL ENTRANCE PORCH
Intercom.



COMMUNAL ENTRANCE HALL
Stairs to upper floors.

OPEN-PLAN LIVING AREA & KITCHEN
18'9 x 13'8 (max) (5.72m x 4.17m (max))
Bay window, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap, integrated fridge, plumbing for a washing machine, three radiators, intercom, and a built-in cupboard housing the gas central heating boiler.



INNER HALL
Built-in wardrobe with sliding doors and a radiator.



BEDROOM
14'2 x 8'11 (4.32m x 2.72m)
Two sash windows and a radiator.



BATHROOM
8'9 x 5 (2.67m x 1.52m)
Bathroom

Window, bath with wall-mounted shower fitment, WC, pedestal wash basin, ladder-style radiator, and tiled walls.



EXTERIOR
The property stands in communal grounds with gardens and parking.