



Upper Ground Floor



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.



NO ONWARD CHAIN – A well-presented one-bedroom apartment offering comfortable accommodation and situated within the Haddon Court development. The property comprises an entrance hallway, an open plan living and dining room, a fitted kitchen, a double bedroom with built-in wardrobe, a shower room, and a useful storage room. The development benefits from a range of communal facilities including a residents' lounge, communal laundry, and guest suite. There is a Development Manager on site and a 24-hour emergency Appollo system. Well maintained communal gardens and social activities such as coffee mornings and bingo nights are also available.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

NO ONWARD CHAIN – A well-presented one-bedroom apartment offering comfortable accommodation and situated within the Haddon Court development. The property comprises an entrance hallway, an open plan living and dining room, a fitted kitchen, a double bedroom with built-in wardrobe, a shower room, and a useful storage room. The development benefits from a range of communal facilities including a residents' lounge, communal laundry, and guest suite. There is a Development Manager on site and a 24-hour emergency Appello system. Well maintained communal gardens and social activities such as coffee mornings and bingo nights are also available.

GROUND FLOOR COMMUNAL ENTRANCE

Residents lounge and Managers office. Stairs and lift to all floors.



HALLWAY

Entrance door and electric wall mounted heater.

LIVING ROOM & DINING AREA

14'7 x 22'2 (max) (4.45m x 6.76m (max))

Double glazed window, gas fire and electric wall mounted heater.



KITCHEN

5'9 x 8'11 (1.75m x 2.72m)

Two double glazed windows, fitted wall and base units, four ring electric hob, integrated oven, stainless steel sink and drainer with mixer tap over, and wood effect flooring.

BEDROOM

15'7 x 9'1 (4.75m x 2.77m)

Two double glazed windows, built in wardrobe and electric radiator.

SHOWER ROOM

6'6 x 6'10 (1.98m x 2.08m)

Walk in shower cubicle with electric shower fitment, wash basin, WC with push flush, ladder style radiator and wood effect flooring

STORAGE ROOM

7'7 x 7'6 (2.31m x 2.29m)

NOTES

Over 60's only

Tenure: Leasehold 125 years from 2000

Council Tax Band: B

EPC Rating: TBC

