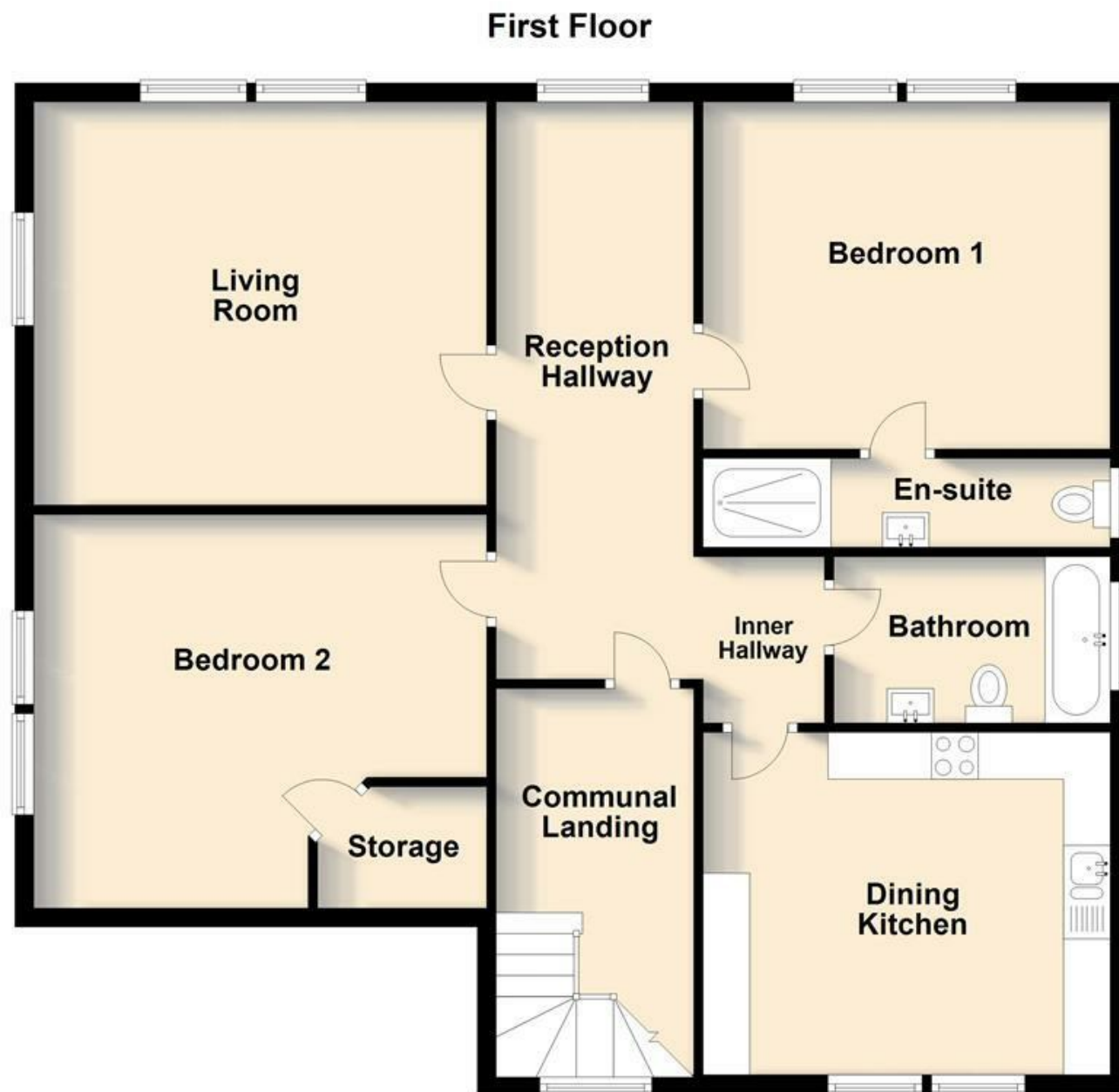




MISREPRESENTATION ACT 1967.

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.

VIEWING IS A MUST. A very well presented and spacious **FIRST FLOOR** apartment situated within a period building and **WITHIN WALKING DISTANCE** of Buxton. OFFERED FOR SALE WITH **NO ONWARD CHAIN** and comprising; reception hallway, living room, fitted dining kitchen, **TWO GOOD SIZED DOUBLE BEDROOMS** (master with en-suite) and fitted bathroom. Externally there is a **SINGLE GARAGE** located within a triple garage block together with communal gardens.

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COMMUNAL HALLWAY

Accessed from the rear of the building and offering an entrance door and stairs to first and second floors.

FIRST FLOOR LANDING

Stained glass window and door to;

RECEPTION HALLWAY

20'3 x 6'11 (6.17m x 2.11m)

Entrance door, double glazed window, ceiling coving and picture rail.



INNER HALLWAY

5'9 x 3'10 (1.75m x 1.17m)

Cloaks hanging space, electric fuse box.

LIVING ROOM

15'11 x 14'2 (4.85m x 4.32m)

Three double glazed windows, fireplace with wooden surround, radiator, ceiling coving, picture rail.



FITTED DINING KITCHEN

12'9 x 12'2 (3.89m x 3.71m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with fitted microwave, four ring gas hob and extractor hood above, fitted dishwasher, fitted fridge/freezer, space for washing machine and tumble dryer. Two double glazed windows, radiator, tiled flooring and ceiling coving.



BEDROOM ONE

14'4 x 12'2 (4.37m x 3.71m)

Two double glazed windows, radiator, ceiling coving, wooden fire surround, door to;



EN-SUITE

Large walk in double shower cubicle with drencher shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, heated towel rail, frosted double glazed window, tiled flooring.



BEDROOM TWO

15'11 x 13'10 maximum (4.85m x 4.22m maximum)

Two double glazed windows, wooden fire surround, picture rail, ceiling coving, door leading to a walk in storage room (offering the potential to create another en-suite or use as a dressing room if required).



FITTED BATHROOM

Panelled bath with centre tap and shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, frosted double glazed window, part tiled walls, tiled flooring.



EXTERNALLY

The apartment benefits from a single garage located within a detached triple garage block, up and over door.

There are also communal gardens with mature plantings surrounding the building.



COUNCIL TAX BAND - B

LEASE INFORMATION

Lease length: 125 years starting from March 2001
Service charge: £100 pcm