

Second Floor



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 Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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This RENOVATED TWO BEDROOM SECOND FLOOR APARTMENT is located on a popular road within
 easy reach of the town centre, Pavilion Gardens and the Opera House. The apartment offers well-
 proportioned accommodation throughout, including a DUAL-ASPECT LIVING ROOM WITH VIEWS to the
 surrounding hills, a BESPOKE BUXTON WOODWORKS FITTED KITCHEN with integrated appliances,
 TWO DOUBLE BEDROOMS, and a modern bathroom. Additional benefits include new uPVC double
 glazed windows throughout, loft access, OFF-ROAD PARKING, and a communal courtyard garden.

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This RENOVATED TWO BEDROOM SECOND FLOOR APARTMENT is located on a popular road within easy reach of the town centre, Pavilion Gardens and the Opera House. The apartment offers well-proportioned accommodation throughout, including a DUAL-ASPECT LIVING ROOM WITH VIEWS to the surrounding hills, a BESPOKE BUXTON WOODWORKS FITTED KITCHEN with integrated appliances, TWO DOUBLE BEDROOMS, and a modern bathroom. Additional benefits include new uPVC double glazed windows throughout, loft access, OFF-ROAD PARKING, and a communal courtyard garden.

HALLWAY

Built-in cupboard, radiator, loft access via a drop-down ladder, and wood-effect flooring.

LIVING ROOM

15'8 x 19'1 (4.78m x 5.82m)
Two uPVC double glazed windows, one of which is tilt and turn, and two radiators.



KITCHEN

9'11 x 11'2 (3.02m x 3.40m)
uPVC double glazed tilt and turn window with a built-in window seat, bespoke fitted Buxton Woodworks kitchen with a composite stone worktop, four-ring induction hob, integral oven, copper sink with mixer tap, integral fridge freezer, washing machine and dishwasher, vertical radiator, and wood-effect flooring.



BEDROOM ONE

19 x 13 (5.79m x 3.96m)
uPVC double glazed tilt and turn window, fitted wardrobe with sliding doors, and a radiator.



BEDROOM TWO

13'1 x 9'7 (3.99m x 2.92m)
uPVC double glazed window, built-in cupboard housing the Vaillant gas central heating boiler, and a radiator.



BATHROOM

6'1 x 11 (1.85m x 3.35m)
uPVC double glazed window, bath with mixer tap, walk-in shower cubicle with wall-mounted rainforest fitment, WC with push flush, wash basin with mixer tap, vertical radiator, part tiled walls, and wood-effect flooring.



EXTERIOR

Allocated parking space for one vehicle and a communal patio drying area.



NOTES

Tenure: Leasehold 999 years from 1987
Service charge approx £75 pcm
Council Tax Band: B
EPC Rating: D
No holiday let
Pets are allowed