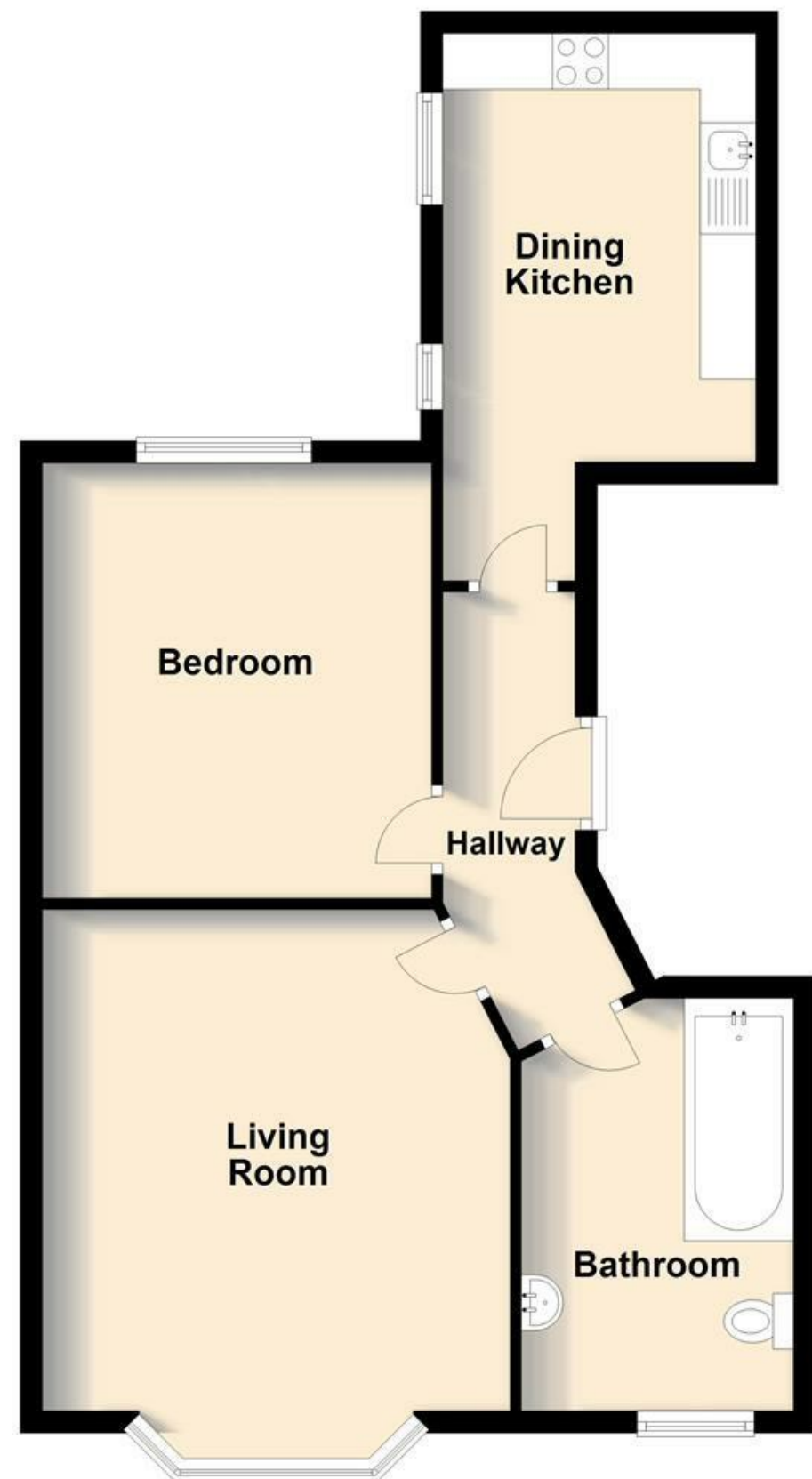


## First Floor



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.



**Wright Marshall**  
Estate Agents

FLAT 2, 14 BATH ROAD, BUXTON SK17 6HH

**OFFERS IN THE REGION OF £126,950**



**VIEWING IS RECOMMENDED.** A spacious FIRST FLOOR APARTMENT situated within a central location within WALKING DISTANCE OF PAVILION GARDENS and Buxton Town Centre. Comprising; communal hallway, first floor landing, apartment hallway, living room, dining kitchen, double bedroom and spacious bathroom.

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

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

VIEWING IS RECOMMENDED. A spacious FIRST FLOOR APARTMENT situated within a central location within WALKING DISTANCE OF PAVILION GARDENS and Buxton Town Centre. Comprising; communal hallway, first floor landing, apartment hallway, living room, dining kitchen, double bedroom and spacious bathroom.

**COMMUNAL HALLWAY**

Entrance door, stairs to upper floors.

**FIRST FLOOR LANDING**

Access to the apartment and stairs to second floor.

**APARTMENT HALLWAY**

Entrance door, security intercom system.

**LIVING ROOM**

16'1 into bay x 13'9 (4.90m into bay x 4.19m)  
Sash bay window, radiator, fireplace with wooden surround and living flame gas fire.



**DINING KITCHEN**

12'8 x 9'3 (3.86m x 2.82m)  
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 four ring electric hob, space for fridge/freezer, space for washing machine, two sash windows, wood effect flooring, radiator.



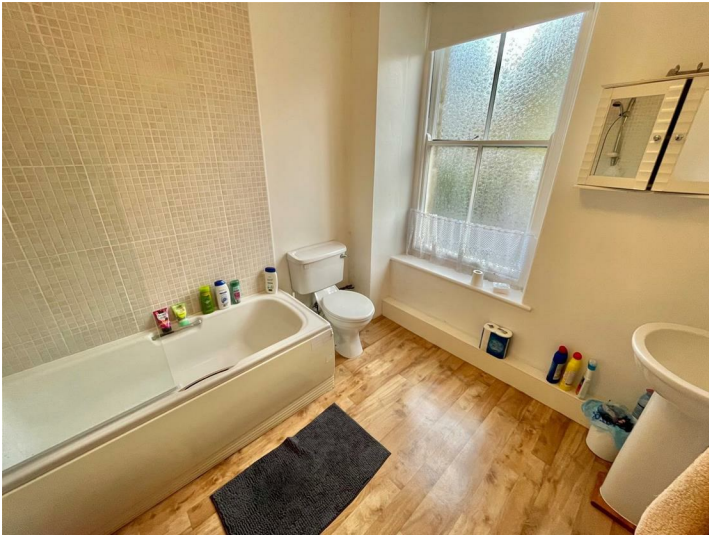
**DOUBLE BEDROOM**

12'11 x 11'6 (3.94m x 3.51m)  
Sash window, radiator.



**BATHROOM**

A spacious bathroom with panelled bath and shower fittings over, low level WC, pedestal wash hand basin, frosted sash window, radiator, part tiled walls.



**LEASE INFORMATION**

We understand the building has a 999 year lease that was put together in December 2003 and is run by the four residents within the building. There is a monthly service charge for each apartment of £40 per calendar month that covers buildings insurance and maintenance.