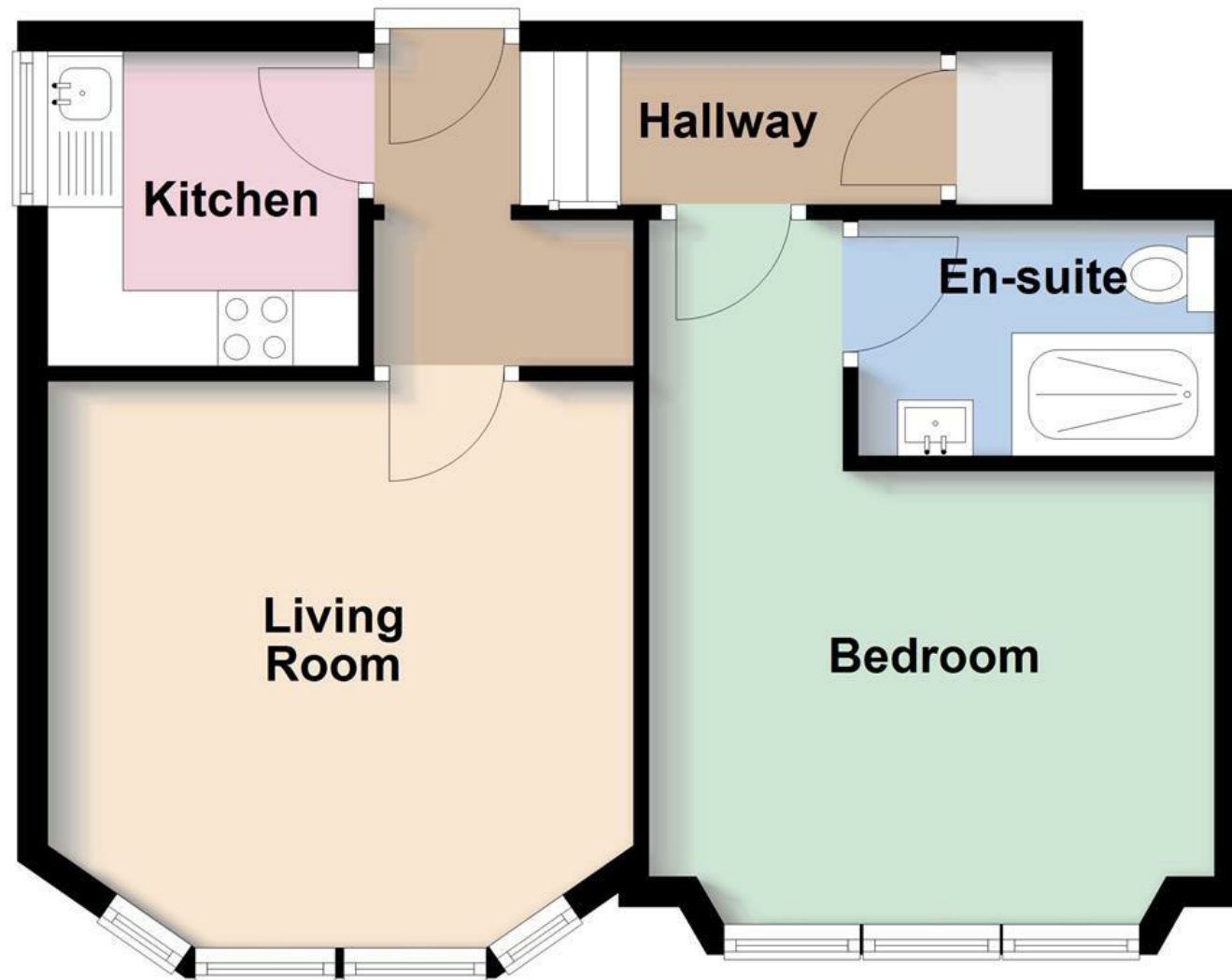


Ground Floor



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.



NO ONWARD CHAIN. This **GROUND FLOOR APARTMENT** is well presented and located in a popular central area, within easy reach of Pavilion Gardens, Buxton Opera House, and the town centre with its range of amenities. The accommodation includes a hallway with built-in storage, a bay fronted living room, a contemporary kitchen, a double bedroom with fitted wardrobes, and a modern en suite shower room. Outside, there are **COMMUNAL GARDENS** and **ALLOCATED PARKING**.

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.

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HALLWAY

Entrance door, radiator, and a built-in cupboard with storage.

LIVING ROOM

15'1" x 12'9" (max) (4.62m x 3.89m (max))
uPVC double glazed bay window and radiator.

KITCHEN

6'10" x 8'8" (2.08m x 2.64m)
uPVC double glazed window, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, radiator, and wood-effect flooring.

BEDROOM

14'6" x 12'9" (max) (4.42m x 3.89m (max))
uPVC double glazed window, fitted wardrobe, and radiator.

EN SUITE

5'2" x 7'9" (1.57m x 2.36m)
Walk-in shower cubicle with wall-mounted shower fitment over, WC with push flush, wash basin with mixer tap over, radiator, and wood-effect flooring.

EXTERIOR

Communal gardens and allocated parking.

