



Wright Marshall  
Estate Agents

15 PARK ROAD, BUXTON, DERBYSHIRE SK17  
6SG

£900 PER MONTH



MISREPRESENTATION ACT 1967.

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An individual DUPLEX APARTMENT accessed from a PRIVATE COURTYARD and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen, fitted bathroom and TWO DOUBLE BEDROOMS. Externally there is a private courtyard together with communal gardens and parking. VIEWING ESSENTIAL.

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An individual DUPLEX APARTMENT accessed from a PRIVATE COURTYARD and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen and TWO DOUBLE BEDROOMS BOTH WITH ENSUITE SHOWER ROOMS . Externally there is a private courtyard together with communal gardens and parking. Accommodation is currently fully furnished however items can be removed if required. VIEWING ESSENTIAL. EPC band D.

**DESCRIPTION**

An individual duplex apartment accessed from a private courtyard and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen, fitted bathroom and TWO DOUBLE BEDROOMS. Externally there is a private courtyard together with communal gardens and parking. EARLY VIEWING ESSENTIAL.

**FITTED KITCHEN**

11'4" x 7'6" (3.45m x 2.29m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainers ink unit with mixer taps, space for gas cooker, space for fridge/freezer and washing machine, wall mounted central heating boiler. Glazed window, radiator, wood effect flooring.

**LOUNGE**

14'8" x 12'5" (4.47m x 3.78m)

Fireplace with wooden surround and stone hearth, double glazed French doors, sash window, two radiators, stairs to first floor and door to;

**BATHROOM**

Panelled bath, low level WC, vanity wash hand basin with cupboards beneath, glazed window, part tiled walls, radiator.

**FIRST FLOOR LANDING**

Access to both first floor bedrooms.

**BEDROOM ONE**

12'6" x 11'6" (3.81m x 3.51m)

Sash window, fitted cupboard, radiator.

**BEDROOM TWO**

12'6" x 10'5" (3.81m x 3.18m)

Sash window, radiator, built in storage cupboard with skylight.

**EXTERNALLY**

The property benefits from both communal gardens together with a private courtyard and communal parking spaces.

