Crowther | Key

SALES







£210,000

2

2

4 Southwood, Hampton Court 44 St. Johns Road

Buxton SK17 6TL









Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation

The Low Service Charge - £1700
The long lease - 150 years from 1998.
Shared Freehold
Opportunity to take part in Managing the Complex if interested, not compulsory

Hallway
Radiator, entry intercom phone.

Bedroom One – 11'4" x 8'10" plus recess
South-facing wooden framed double glazed window, double radiator. Leads directly into the bathroom.

Bathroom (en-suite to Bedroom One)
Panelled bath, porcelain wash hand basin, low-flush W/C, heated towel radiator, extractor fan, east-facing double glazed window.

Bedroom Two – 17' x 9'10"
South-facing wooden framed double glazed window, double radiator. Leads directly into the shower room.

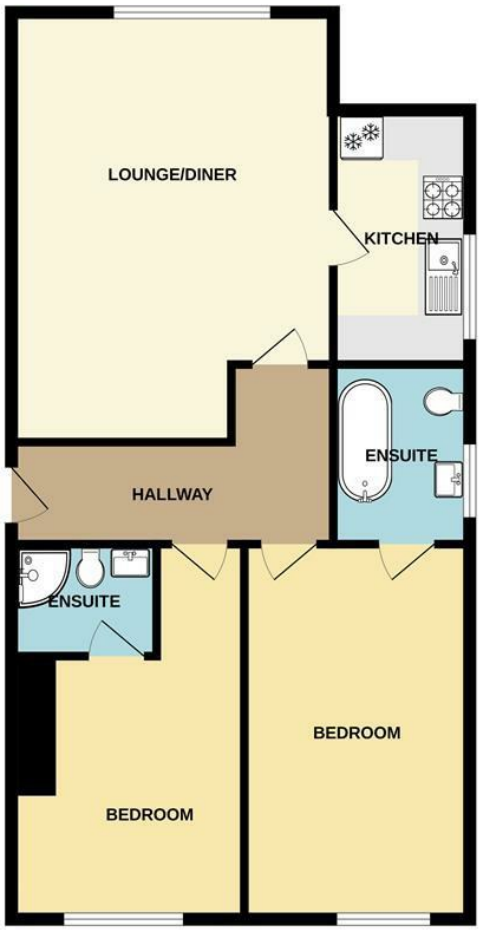
Shower Room (en-suite to Bedroom Two)
Shower enclosure (we recently installed shower in 2025), porcelain wash hand basin, low-flush W/C, heated towel radiator, extractor fan.

Lounge / Dining Area – 19'5" x 14'0"
Spacious north-facing reception room with two double radiators.

Kitchen – 11'6" x 6'4"
Fitted units and worktops, wall cupboards, stainless-steel four-ring gas hob, stainless-steel electric oven, integrated fridge, base units, plumbing for washing machine and dishwasher, and combination boiler. East-facing double glazed window, heated towel radiator.

Additional Information
• Basement: Shared storage area for five flats within Southwood, housing gas, water, and electricity meters.
• Parking: Two allocated parking spaces.
• Communal Areas: Shared rose garden above the retaining wall, enjoyed by the 19 properties across the Hampton Court development.
• Gardens: Communal grounds with access to both St John's Road (vehicular) and quieter pedestrian access to Park Road.
• Bins: Large commercial bins are shared and collected directly from the car park (no need to move them to the roadside).
• Service Charge: £1,700 per annum (2025) — payable in two instalments of £850 in June and December (includes Ground Rent).
• Lease Length: 150 years from 1998.
• Pets: Not permitted under the lease.
• Holiday Lets: Not permitted.
• Neighbourhood: Predominantly retired residents — peaceful and friendly community within Southwood and the adjoining Garmondsway block.
• Surroundings: Superbly located within walking distance of Buxton town centre, the Pavilion Gardens and the Opera House. Beautiful walks through the Serpentine and local woodlands lead to Corbar Hill and Solomon's Temple without using a car.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

