

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

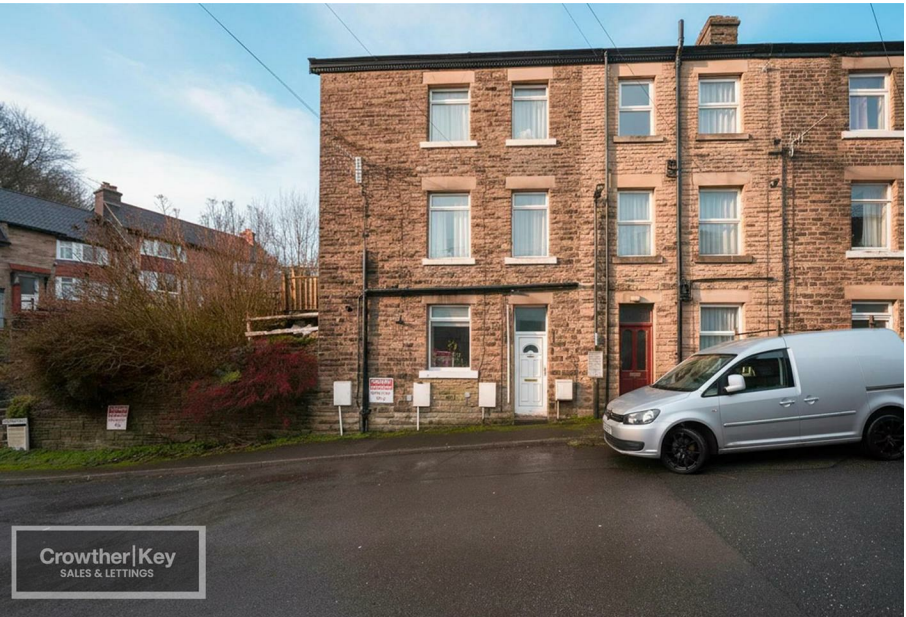
CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk

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SALES

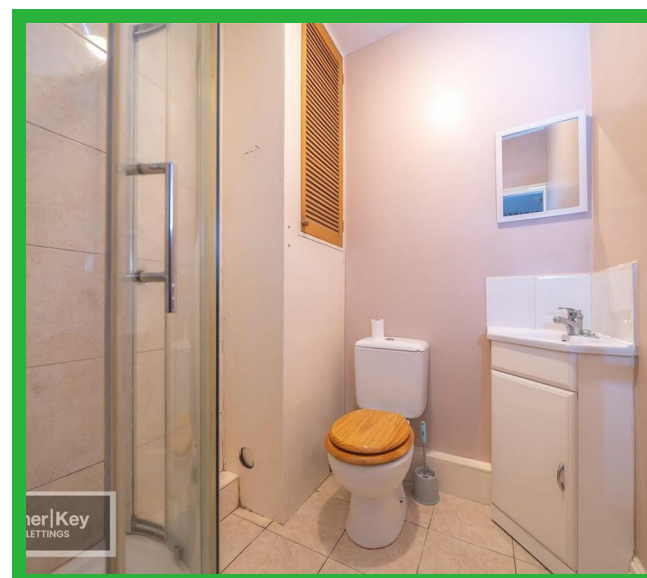
£110,000

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Flat 2 1 Holker Road
Buxton SK17 6QN



Well-presented flat offering bright and airy accommodation with modern uPVC double glazing and efficient Alpha combination boiler heating. The property features a generous entrance hallway leading to a spacious lounge, a fitted kitchen with integrated appliances, a contemporary bathroom suite, a good-sized double bedroom with fitted wardrobes. Ideal for first-time buyers, investors or those seeking low maintenance living in a convenient location. Early viewing highly recommended to avoid disappointment!

Lease Details:

999 Years – Created in 2011
50/50 Split on the repairs

Possible Restrictions: Wording on the lease for restrictions: Not to use the flat nor permit the same to be used for any purpose whatsoever other than as a single private residence and not for any purpose from which any nuisance can arise to the lessor or the owners or occupiers of any other part of the building or land occupied therewith.

Entrance/Lounge - 12'7" x 11'1"

uPVC double glazed window and entrance door, radiator, opening to:

Kitchen - 6'8" x 5'4"

Range of fitted wall and base units with round edged worktops, four ring stainless sink gas hob, stainless steel extractor hood, built under stainless steel electric oven, stainless steel sink unit, integrated fridge / freezer & washing machine.

Shower-Room

Suite comprising shower enclosure, wash hand basin in vanity unit, low flush W/C, central heating towel radiator, extractor fan, built in cupboard with alpha combi boiler.

Bedroom 10' x 8'2"

uPVC double glazed window to rear, radiator, 2 sets of built-in wardrobes.

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.

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