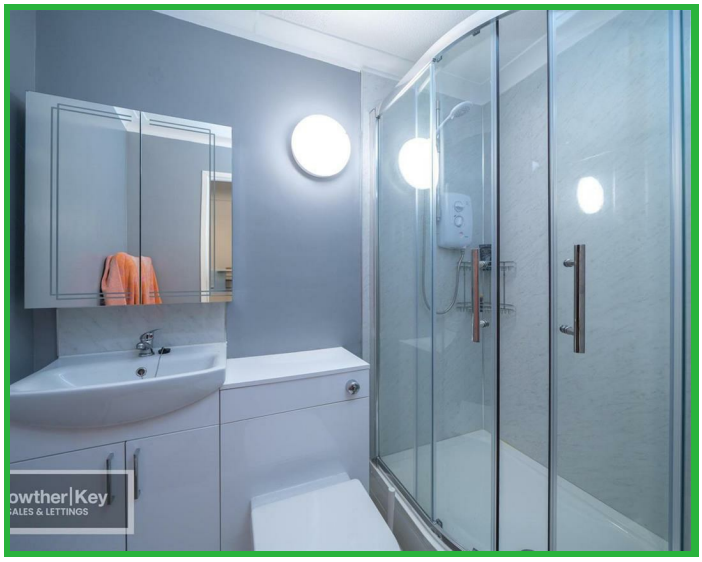
Crowther|Key
SALES

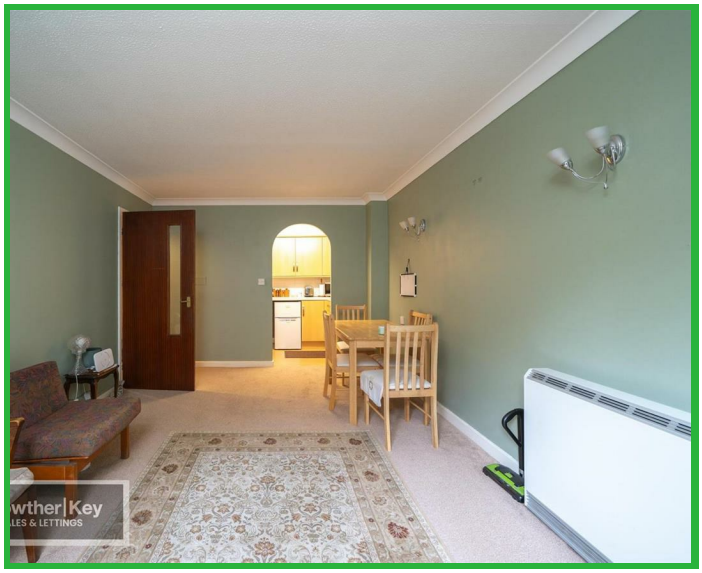
£69,995

2

1

13 Homemoss House Park Road
Buxton SK17 6TH





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

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

Lease Details
Lease : 125 Years from 2009
Lease Remaining : 108
Service Charge : £6000 PA
Ground Rent : £200 PA

Hall
Built-in cupboard with new hot water system.

Shower Room
Shower enclosure with electric shower, wash hand basin and low-level WC with concealed cistern, all in vanity unit, extractor fan, electric heated towel radiator.

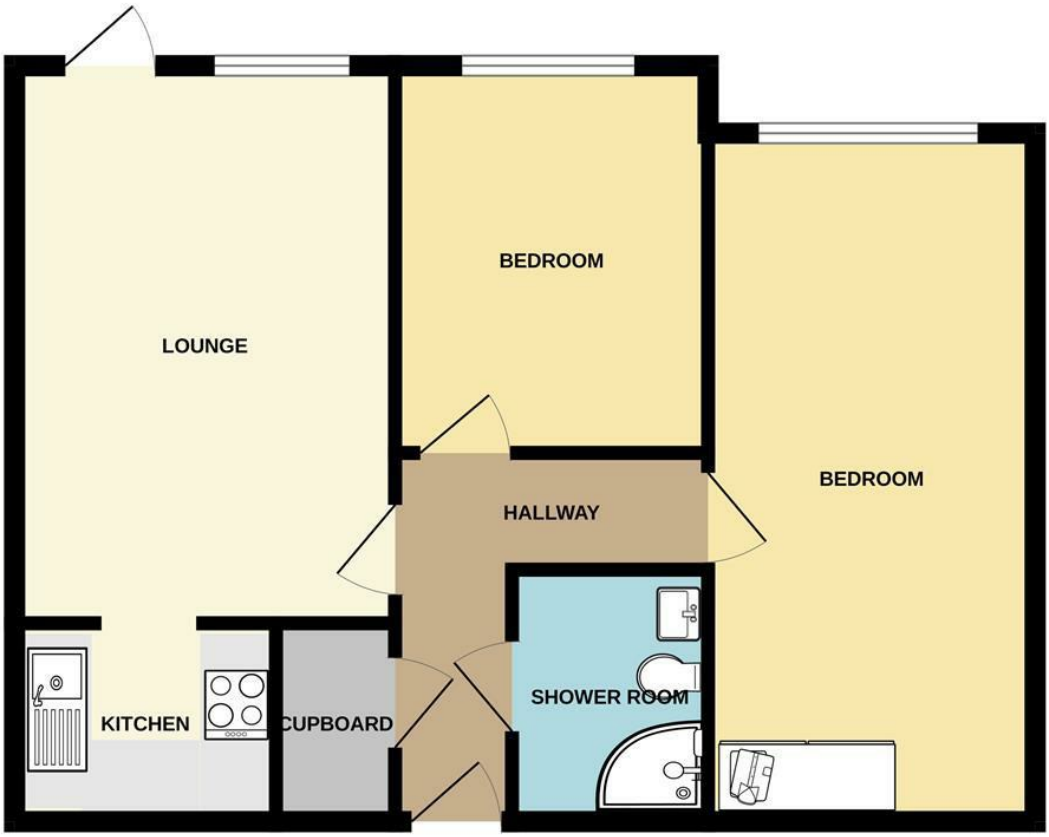
Lounge 15'10" x 10'6",
Night storage heater, uPVC double glazed window + door to rear.

Kitchen 7'3" x 5'4",
Fitted units and round edged worktops, wall cupboards, four-ring hob, built-under electric oven, extractor fan, space for slimline dishwasher.

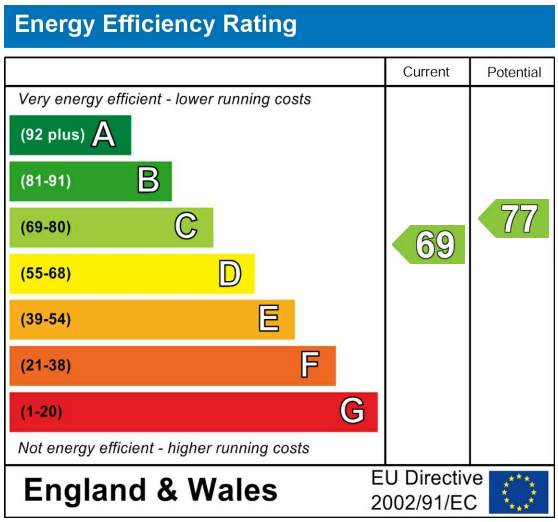
Bedroom 10'8" x 8'8",
uPVC double glazed, night storage heater.

Bedroom 17'1" x 9'1" approx. + recess,
uPVC double glazed, electric convector heater, built in wardrobes.

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 ©2026



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