Crowther|Key
SALES

£103,500

2

1

15 Cairn Drive
Buxton SK17 9XQ

<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

With a modern kitchen/breakfast room opening directly onto the garden via French doors, a convenient ground-floor cloakroom and two comfortable double bedrooms, the property is ideally suited to first-time buyers, downsizers and investors alike.

TERMS OF SHARED OWNERSHIP

Lease length: 125 years from the commencement date of 21st November 2022

Rent: £304.06 per month from 1st April 2026

Service charge: £45.62 per month from 1st April 2026 — includes (but is not limited to) estate charges, managing agents' estate charges, buildings insurance, management fee, communal lighting, cleaning of the estate/block, grounds maintenance, and managing agents' estate costs

Total monthly payment to the landlord: £349.68 per month from 1st April 2026, due on the 1st of each month in line with the lease agreement

Rent review: reviewed annually on 1st April (the Review Date); Sage Homes notifies the homeowner each year of the revised amount and the date it takes effect

Location

The property occupies a popular residential cul-de-sac setting in Buxton, the celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park. Cairn Drive lies approximately 1.5 miles from the town centre, where an excellent range of independent retailers, High Street names, cafés and restaurants can be found around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens. The town is well served by local schooling and by Buxton railway station, offering regular direct services to Manchester Piccadilly, while the surrounding hills, dales and countryside of the Peak District are all close at hand.

Ground Floor

Entrance Hall
Composite front door, radiator, and stairs rising to the first floor.

Lounge — 13'4" × 10'1" (4.06m × 3.07m)
uPVC double glazed window and a radiator.

Kitchen/Breakfast Room — 13'3" × 9'10" (4.04m × 3.00m)
A range of fitted base and wall units with rolled-edge worktops and matching wall cupboards. Built-under stainless steel electric oven and four ring stainless steel gas hob, stainless steel sink unit and plumbing for a washing machine. Double radiator, uPVC double glazed window and uPVC French doors opening to the rear garden. Ideal Logic combi boiler and a useful understairs cupboard.

Separate WC
Low flush WC, pedestal wash hand basin, uPVC double glazed window, extractor fan and a radiator.

First Floor

Landing
Radiator.

Bedroom One — 13'4" × 10'10" (4.06m × 3.30m)
uPVC double glazed window, radiator and a built-in cupboard.

Bedroom Two — 13'4" × 8'8" (4.06m × 2.64m)
A comfortable second double bedroom.

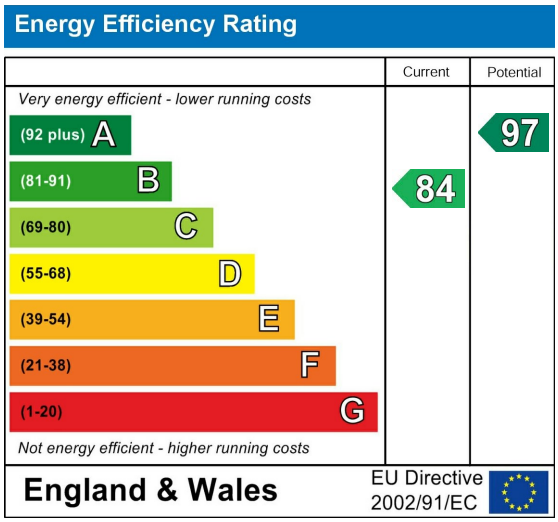
Bathroom
Panelled bath with shower and screen over, pedestal wash hand basin, low flush WC, uPVC double glazed window, extractor fan and a radiator.

Outside

A good-sized rear garden laid mainly to lawn with a paved patio area, ideal for outdoor dining and entertaining. To the front, a private driveway provides off-road parking for two vehicles.

Important Notice

These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
97
England & Wales
EU Directive 2002/91/EC