



Crowther|Key
SALES

£139,995

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Flat 1 Brendon House New Market Street
Buxton SK17 6LD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(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



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

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ATTENTION BUY TO LET INVESTORS AND FIRST TIME BUYERS!!

The property currently has a sitting tenant. The Tenancy Agreement in place pays £800 PCM.

The property could also be sold with vacant possession as the tenant could vacate at the end of May if required. Until a buyer is found the tenant will remain in place so all viewings must be booked through our office.

The property is ideally situated, providing easy access to the vibrant local amenities that this historic spa town has to offer. The property comprises : hall, lounge, kitchen / breakfast room, rear porch, bathroom, two bedroom cellar conversion and bathroom.

Lease Details

Length of Lease : 125 years

Time Remaining on lease : 106 years

Ground Rent : 0

Service Charge : £56 per month

Hall

Radiator

Lounge (15ft 3inx 13ft)

Original bay window, radiator.

Kitchen/Breakfast (11ft 8in x 9ft 9in)

Floor units with round edge worktops, wall cupboards, electric cooker point, extractor hood, stainless steel sink unit, plumbing for washing machine, UPVC window, built in cupboard, double radiator.

Rear Porch

UPVC door to rear.

Bathroom

Timber paneled bath with shower and screen, pedestal wash basin, low flush wc, built in cupboard with Alpha combi boiler, double radiator.

Cellar conversion

Bedroom (12ft 4in x 11ft 5in)

UPVC window, double radiator, large walk in cupboard.

Bedroom (13ft x 11ft)

UPVC window, double radiator.

Outside

Small rear patio.

Parking for 1 private vehicle