Crowther | Key

SALES







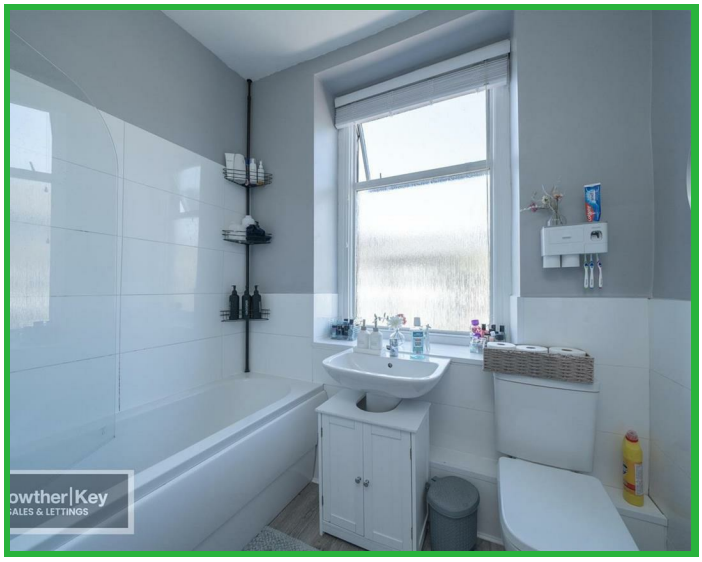
£110,000

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Flat 2 21 London Road
Buxton SK17 9NZ









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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Spacious and well-presented throughout, this property features a bright lounge, generous double bedroom, and a modern bathroom with electric shower and airing cupboard. The kitchen/breakfast room is fully fitted with contemporary units, worktops, and a four-ring electric hob. Further benefits include UPVC windows, storage heating, and a practical layout ideal for comfortable living.

Lease Details
Length of Lease : 999 Years
Date Created : 1990
Ground Rent : £0
Service Charge £40 (Inc Service Charge)
Restrictions : Vendor advised no restrictions

Hallway
Welcoming hallway providing access to all rooms.

Bedroom – 11'9" x 9'9"
Featuring a UPVC window and neutral décor, with natural light enhancing the room's generous proportions.

Bathroom
Fitted with a porcelain wash hand basin, electric shower unit with screen, low flush W/C, and storage unit. Additional features include an airing cupboard and hot water cylinder.

Lounge – 15'1" x 14'0"
Spacious and bright with a UPVC window, storage unit and electric heater, ideal for relaxing or entertaining.

Kitchen/Breakfast Room – 12'9" x 12'7"
A well-equipped space with fitted units and round-edged worktops, wall cupboards, base units, stainless steel four ring neff induction hob, and plumbing for washing machine. Finished with UPVC window and neutral styling.

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.
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