Crowther | Key

SALES







£189,995

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Flat 5 Limehurst, Manchester Road
Buxton SK17 6SE









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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Leasehold Details:
199 Year Lease from 1989
£840 PA Service Charge
Vendor has informed us that holiday lets are allowed (may be additional charge for insurance).

Dining Hall – 17'10" × 7'9"
Double radiator, stairs to upper level, cloaks cupboard

Lounge – 14'1" × 13'
Double radiator, 2 original sash windows, built-in cupboard

Kitchen – 13'2" × 12'
Fitted units with round edged worktops, plumbing for washing machine, stainless steel sink unit, integrated fridge, 2 original sash windows, 4-ring gas hob, double radiator

Bathroom –
Panelled bath, shower plus screen, low flush WC, pedestal basin, column radiator / heated towel rail, 2 original sash windows

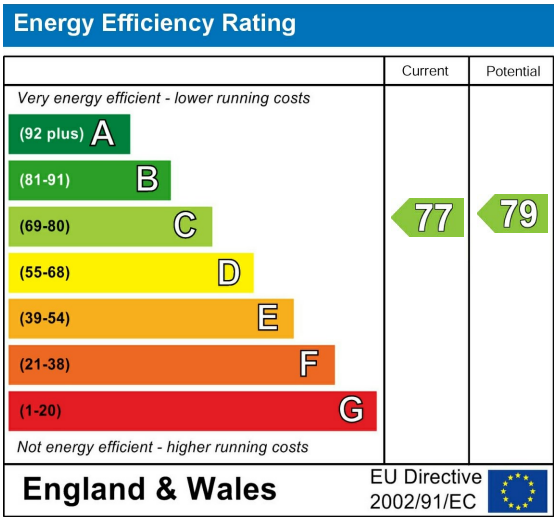
Bedroom 1 – 14'6" × 13'
2 UPVC double glazed windows, double radiator

Bedroom 2 – 14'7" × 13'
2 UPVC double glazed windows, double radiator, built-in cupboard

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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