

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 6/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

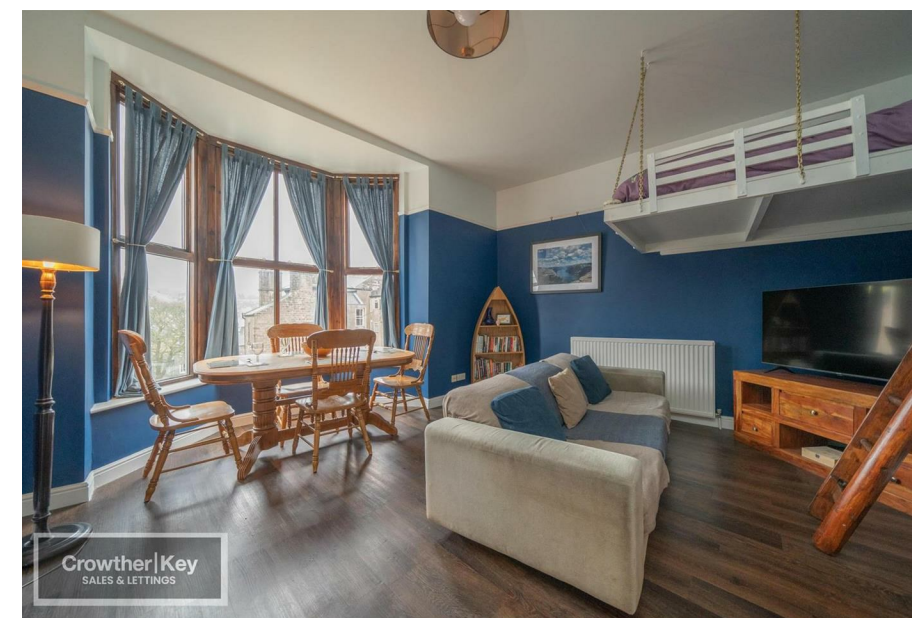
Crowther|Key

SALES

£210,000

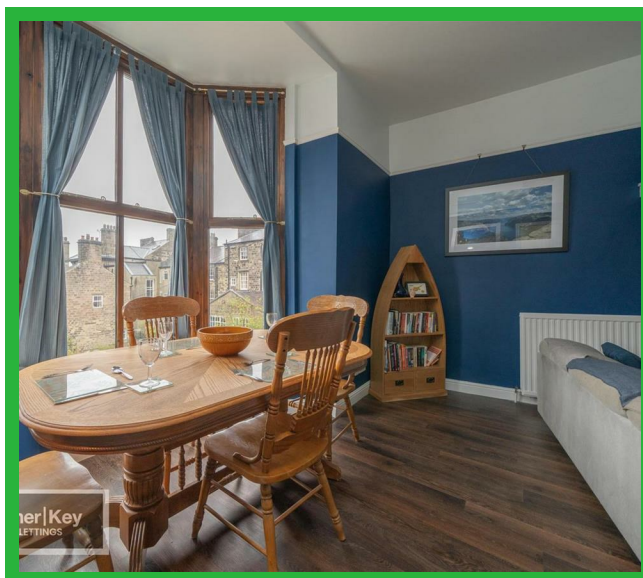
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CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



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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TOWN CENTRE LOCATION!! Ideally situated very close to the crescent, pavilion gardens and town center, an unusual ground floor apartment over two levels. Full gas central heating and double glazing. The property comprises hall, lounge, kitchen, bathroom. Cellar conversion to form two bedrooms, hallway and separate W/C. OWN OUTSIDE GARDEN SPACE. VIDEO TOUR AVAILABLE!!

Hallway

Lounge (16ft 6in x 14ft 4in)

Double radiator, sealed unit double glazed bay window, raised bed, built in cupboard.

Kitchen (11ft in x 7ft 8in)

Attractive floor units and round edge work tops, wall cupboards, 4 ring stainless steel gas hob, stainless steel extractor fan, built under stainless steel electric oven, Ideal Logic combi boiler, inset sink unit, plumbing for washing machine, double radiator.

Shower Room

Large shower enclosure, pedestal wash basin, low flush wc, sealed unit double glazed window, central heated towel radiator.

Lower Ground Floor

Separate wc

Low flush wc, pedestal wash basin.

Bedroom (12ft x 10ft)

Double radiator, sealed unit double glazed window.

Bedroom (15ft 1in x 14ft 1in)

Sealed unit double glazed window with steps down to own private garden area, double radiator.

Hallway

Under stairs cupboard.

Outside

Nice little area with paved patio area and a lawned area.

Possibility of rear parking and access to the alley behind.