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SALES





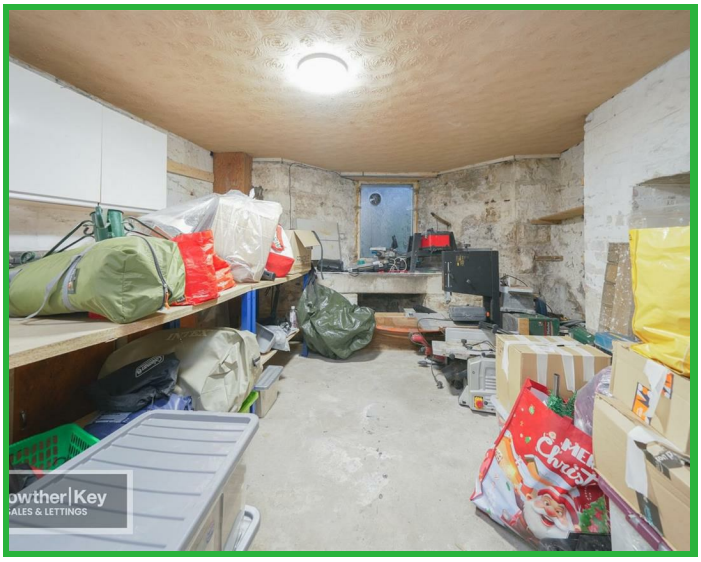


£350,000

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18 Dale Road
Buxton SK17 6NL









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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Location

The property occupies a convenient and central position on Dale Road, in the heart of 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. The town centre is within easy walking distance, offering a good choice of independent shops, cafés and bars, together with the renowned Opera House and the 23-acre Pavilion Gardens, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is around half a mile away. The central location and strong local rental demand make this an attractive proposition for investors, with the open countryside of the wider Peak District also close at hand.

Flat 18 — Ground Floor Flat

A self-contained one-bedroom ground-floor flat comprising a lounge, a kitchen, a double bedroom and a bathroom with bath and shower over. Served by its own Alpha combi boiler.

Flat 18a — First Floor Flat

A self-contained one-bedroom first-floor flat comprising a lounge, a kitchen, a double bedroom and a bathroom with a bath and shower over. Served by its own Alpha combi boiler.

Flat 18B — Top Floor Flat

A self-contained one-bedroom top-floor flat comprising a hallway, a lounge, a kitchen, a double bedroom and a bathroom with a bath and shower over. Served by its own Vaillant combi boiler.

Basement

A basement offering excellent potential for conversion to a studio or further self-contained flat, subject to the necessary planning consents — providing scope to enhance the investment.

Outside

Parking spaces to the rear.

Investment & Further Information

The property is offered for sale as a single investment lot. Tenure freehold.

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).



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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