



# Roof Terrace Apartment, Minton House Market Bartington



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# Roof Terrace Apartment, Minton House Market Place

Hartington  
Derbyshire  
SK17 0AL



Offers In The Region Of £325,000



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Buxton - 0129827524



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# General Information

## Communal Entrance Hallway

Communal front entrance door with door intercom system. Staircase leading to the first floor. Well kept communal space with original tile flooring and stained glass window to front, radiator, sensor lighting.

## Private Entrance Hall

With door from the first floor communal hallway leading to: Private entrance hallway with bespoke fitted bench storage unit with bench cushioned seating, hanging space, coat cupboard, over head wall cupboards and shoe storage. Laminate flooring and tall column style radiator. Door intercom phone. Picture rail. With doors off leading to:

## Open plan Lounge and Dining

A stunning, light and spacious room with laminate flooring throughout and feature inset log burning stove with decorative surround and slate hearth. Sash window to side. Two column style radiators. Picture rail. Step up leading to double doors opening onto the roof terrace. Space for dining table and other seating. Open plan to:

## Dining Kitchen

Fitted with a matching range of wooden wall units with display cabinets and plate rack with matching base units with drawers. Granite worksurface over with undercounter lighting, matching splash backs and incorporating undermount double ceramic 'Belfast' style sink with mixer tap over.

Integrated appliances including: Neff wine fridge and freezer, AEG washing machine, Bosch dishwasher, and inset Rangemaster cooker, with five electric rings, two ovens and a grill which us up for sale via private negotiations. Extractor hood over and decorative tiled surround. Column style radiator and laminate flooring matching the lounge. Two Velux style windows, and four sash windows with views over the roof terrace.

Built in double cupboard housing 'Vaillant' boiler, pressurized Heatre Sadia hot water tank and further storage area.

Loft access with pull down ladder leading to loft space which is boarded with lighting.

## Bedroom One

With bay sash window to the front with wooden paneling, overlooking the village. Bespoke fitted wardrobes and storage space with matching paneling. Two radiators with decorative covers. Wall lights. Carpet flooring. Door leading to:

## En-Suite

Fitted with high quality Burlington fixtures and fittings comprising: Enclosed shower cubical with sliding door and fully tiled walls, with contrasting gold antique style waterfall shower head over with matching hand held shower. Wash hand basin with matching tiled splash back on contrasting gold stand with towel rail. Low Level WC with concealed cistern with quartz countertop. Tiled flooring with underfloor heating. Built in storage cupboard with shelving. Heated towel rail. Wall lighting. Sash window to side. Decorative paneling.

## Bedroom Two

With two sash window to side with wooden paneling. Radiator with decorative cover. Wall lights. Carpet flooring.

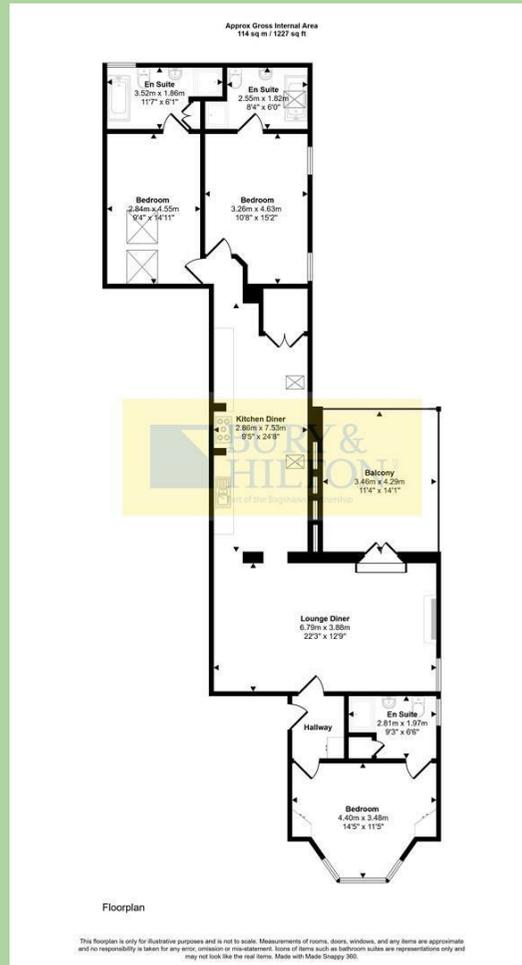
## En-Suite

Fitted with a grey and white contrasting suite comprising: Vanity was hand basin with storage cupboard below and low level WC with counter top over. Fully enclosed shower cubical with shower head over and tiled walls. Freestanding claw foot roll top bath with mixer tap over. Shaver point, wall light. Exposed wooden floorboards. Heated towel rail and radiator. Roof light window. Extractor fan.

## Bedroom Three

Two velux windows with rain sensors and solar powered electric controls with blinds. Carpet flooring. Wall lights. Decorative paneling to lower walls. Column style radiator.





#### En-Suite

Fitted with a duck egg and white contrasting suite comprising: Wash hand basin. Low level Wc. Enclosed shower cubical with tiled walls and wall mounted shower head over. Freestanding claw foot roll top bath with mixer tap and hand held shower over. Decorative paneling to lower walls and wall lights. Heated towel rail. radiator. Window to rear. Exposed wooden floorboards. Large built in storage cupboard with ample storage and shelving.

#### Roof Terrace

South West flagged patio terrace accessed from the lounge with iron balustrade. Stunning views overlooking the surrounding countryside and village with sunset views in the evening. Log store.

LEASEHOLD- 999 YEAR LEASE GRANTED SEPTEMBER 2011 (985 YEARS REMAINING). Freehold is owned between the three apartments who all own a share and self manage- (Minton House Management Company)

Approximately £1000 per annum which is a contribution towards annual costs and includes the building insurance. (please note dependent upon costs this could slightly vary).

Costs for works are split on a 40/40/20 split. (40% to this apartment)

Please note- our vendor advises that there are no restrictions in the lease on holiday lets or pets.

EPC- GRADE II LISTED- EXEMPT.

COUNCIL TAX- DERBYSHIRE DALES- BAND C.

Mains Water, Electric and Drainage. The gas supply is via a communal gas storage tank with separate metering per apartment.

### Agents Notes

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