



BURY & HILTON



7 Homemoss House Park Road

Buxton

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership



7 Homemooss House Park Road

Buxton

Derbyshire, SK17 6TH



* Bury and Hilton are delighted to offer for sale this one bedroomed GROUND FLOOR retirement apartment with NO ONWARD CHAIN.
 * Located on the popular Homemooss House development which benefits from a lift service, a communal lounge and laundry service.
 * Benefits from Upvc double glazing.

**Offers In The Region Of
£92,500**

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Hallway

With a large walk in storage cupboard housing the domestic meters and ample storage space. Doors to:

Shower Room

With corner shower cubical with wall mounted shower over, wash hand basin with vanity storage below and WC. Mermaid boarded walls and tiled flooring. Electric heated towel rail.

Bedroom

14'1 x 8'8

With Upvc window and electric radiator. Built in wardrobes with folding doors to one wall and second wall with fitted wardrobes and drawers.

Lounge

19'4 x 10'6

Upvc patio doors leading onto communal gardens. Electric radiator.

Kitchen

7'4 x 5'4

Fitted with a range of wall and base units with drawers and work surface over incorporating stainless steel sink and drainer with tiled splashbacks. Space for under counter fridge. Electric oven and hob with extractor hood over.

LEASEHOLD- 99 year lease granted 1987.

Ground Rent- £488.18 Per annum

Service Charge- TBC (approx £2049.42) Per half annum

EPC- C

HPBC- BAND A

Homemooss House was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Residents to be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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

Offices in:

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Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
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