



46 West Road  
Buxton




Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

# Flat 2, 46 West Road Buxton Derbyshire, SK17 6HG



Bury and Hilton are delighted to offer for sale this well presented, light and spacious, first floor apartment, located in a fantastic town central position, within walking distance to the town center and all amenities including the Pavilion Gardens, Train Station and Market place. Accommodation briefly comprises of communal entrance with stairs leading to the first floor, Private entrance hallway, double bedroom, shower room, dining kitchen and lounge. The apartment

## Offers In The Region Of £132,000

 Buxton - 0129827524

 [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

### Communal Entrance Hallway

Communal entrance hallway for three flats. With stairs leading to:

### Private Entrance Hallway

Front entrance door. Laminate flooring. Double glazed window to side. Coat hanging space.

### Kitchen

Fitted with a range of wall and base units with draws and worksurface over incorporating one and a half bowl ceramic sink with shower style mixer tap over and drainer with tiled splash backs. Integrated four ring electric hob and double oven below with extractor hood over. Space for fridge freezer and fining table. Karndeian tiled floor. Radiator. uPVC sash style window to rear.

### Lounge

With uPVC bay window to front with window seat with storage and second uPVC sash style window to front. Electric pebble effect inset fire with tile effect surround. Built in TV stand with alcove shelving and storage. Radiator.

### Shower Room

Fitted with a large walk in shower with sliding door with mermaid boarding and wall mounted shower. Pedestal wash basin, low flush W/C. Half tiled walls. Storage cupboard housing the wall mounted 'Vaillant' combi boiler with space and plumbing for washer dryer below. Karndeian tiled floor, chrome heated towel rail, uPVC sash style window to side. Extractor.

### Bedroom

Two uPVC sash style windows, Two central heating radiators. Fitted over head storage cupboards and wardrobes.

### Outside

To the rear of the property if off road parking for two vehicles.


LEASEHOLD-999 Year lease granted 1st April 1984

Service Charge is £124.89 per month (includes ground rent and building insurance)

EPC- Ordered

HPBC- A



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

## 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.



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