



5 Silverlands Park  
Buxton



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

# Flat 6, 5 Silverlands Park

Buxton

Derbyshire, SK17 6QX



Bury and Hilton are delighted to offer for sale this two bedroomed first floor apartment which is located in a popular town central residential area which is within walking distance to all amenities. This purpose built block of apartments benefits from lifts to all floors and an allocated parking space.

With bright and spacious accommodation briefly comprising: Communal entrance hallway, private

## Offers In The Region Of £162,500



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

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With bright and spacious accommodation briefly comprising: Communal entrance hallway, private entrance hall, kitchen, lounge, two bedrooms and shower room.

With electric heating and uPVC double glazing throughout. Offered for sale with no onward chain, viewing is highly recommended.

### Communal Entrance Hallway

With stairs and lifts to all floors.

### First Floor

#### Private Entrance Hallway

Front entrance door. Two storage cupboards, one housing the hot water cylinder and shelving. Door intercom. Electric heater.

#### Kitchen

Fitted with a range of wall and base units with drawers with worksurface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer with tiled splashbacks. Eye level electric oven and separate grill and electric hob with extractor hood over. Undercounter fridge and freezer with space and plumbing for washing machine. Electric heater. uPVC window to front.

#### Shower Room

Fitted with a suite comprising: Wash hand basin, Wc and shower cubical. uPVC window to front. Tiled walls.

#### Lounge

With uPVC windows to front and rear. Electric fire with surround. Two electric storage heaters.

#### Bedroom

uPVC window to rear. Electric heater. Fitted wardrobes.

#### Bedroom

uPVC window to rear. Electric heater.



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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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