



## Apartment 2 Alison Park Temple Road

Buxton, SK17 9BA

£475,000



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**Tenure** Leasehold **Council Tax Band** New Build



We are delighted to be able to offer for sale this exclusive and unique development of luxury apartments, town houses and cottages in this highly sought after residential area of Buxton. The conversion of The Alison Park Hotel will retain numerous period features as well as being upgraded to the very highest of standards with excellent quality fixtures and fittings throughout. The development will consist of 10 luxury two bedroom apartments and some will have a garden or terrace or balcony. There will also be two substantial four bedroom town houses and a row of three, two bedroom cottages. All of the properties will have allocated off road parking. Alison Park stands in delightful communal grounds with parking areas and formal gardens including lawned areas and mature shrubs and trees. There will be electric car charging points installed in the grounds. Further details will be released as the development progresses. **PART EXCHANGE CONSIDERED.**

Apartment Two is located on the ground floor of the development and is accessed from Temple Road. The accommodation briefly comprises of an entrance hall with good size storage cupboard and cloakroom with low level w.c. The master bedroom has a feature bay window with a further double bedroom and a very well proportioned lounge. The dining kitchen again is of excellent proportions and fitted with an excellent quality range of base and eye level units and quartz working surfaces with integrated Bosch oven; microwave; dishwasher and further integrated fridge/freezer. There is also a utility room with base and eye level units with quartz working surfaces and space and plumbing for a washing machine. The master bathroom has a full suite including a panelled bath, low level w.c., vanity washbasin and a glazed and tiled walk-in double shower unit and shower. The apartment has allocated parking and the development is set in well stocked, manicured, communal gardens.

## LOCATION

The Roman Spa town of Buxton, famous for its mineral and spring water, sits amongst some of the most beautiful countryside in England, being on the edge of the Peak District National Park whilst being accessible to the cities of Manchester, Sheffield and Derby. The town boasts magnificent architecture including the Crescent, now a luxury spa hotel, which is a superb example of the Georgian period built around 1780 for William Cavendish the Duke of Devonshire by John Carr of York. The annual Buxton festival attracts visitors from across the world while many people visit the town to sample its mineral and spring water, to stroll through the Victorian Pavilion Gardens, and enjoy the surrounding Peak District countryside. There is a direct train link from Buxton into Stockport and Manchester while Manchester Airport is approximately 25 miles of the town.

## APARTMENT 2

With access from the communal entrance hall on the ground floor. Also having a private entrance into the kitchen and private garden area.

## GROUND FLOOR

Communal entrance hall with lift to upper floors.

### Entrance Hall

4'3" x 4'1" (1.30m x 1.24m)

With built in storage cupboard.

### Cloakroom

4'5" x 3'8" (1.35m x 1.12m)

Part tiled and fitted with a low level w.c., wall mounted washbasin and stainless steel heated towel rail. Two wall light points.

### Hallway

15'4" x 3'10" (4.67m x 1.17m)

With Victorian style radiator and two wall light points.



### Lounge

14'7" x 13'11" (4.45m x 4.24m)

With stone mullion sea;led unit double glazed window with window seat. Double radiator and three wall light points.

### Dining/Kitchen

17'2 x 14'7" (5.23m x 4.45m)

Fitted with an excellent quality range of base and eye level units and working surfaces and quartz work surfaces, with integrated four ring induction hob with extractor over, integrated Bosch oven, integrated Bosch microwave and integrated Bosch dishwasher. With integrated fridge/freezer, double radiator and two sealed unit double glazed windows. Two wall lights.

### Utility Room

8'7" x 4'3" (2.62m x 1.30m)

Fitted with a range of base and eye level units and quartz working surfaces. Space and plumbing for a washing machine, and sealed unit double glazed window.

### Bedroom One

13'4" x 11'2" (plus bay) (4.06m x 3.40m (plus bay))

With sealed unit double glazed window, four wall light points and single radiator.

### Bedroom Two

11'10" x 9'5" (3.61m x 2.87m)

With sealed unit double glazed window, single radiator and two wall light points.

### Bathroom

9'6" x 9'2" (2.90m x 2.79m)

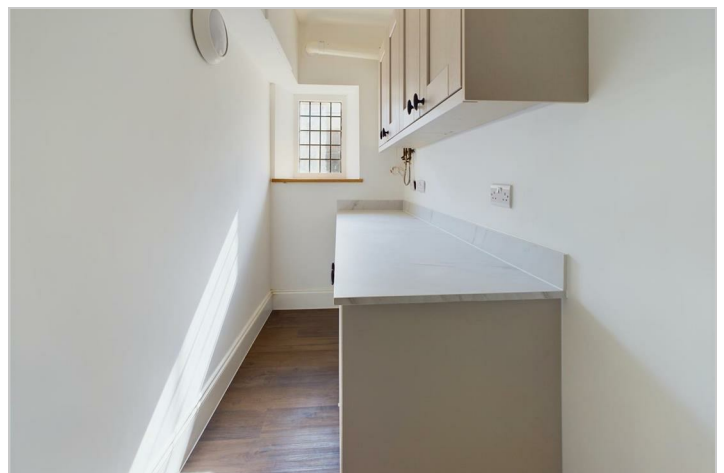
Part tiled and fitted with an excellent quality suite comprising a panelled bath, low level w.c., and vanity washbasin. With a fully tiled and glazed double shower unit and shower and extractor fan.

### Communal Grounds

The property stands in a substantial plot with communal grounds including gardens, parking areas and electric car charging points will be installed. Some of the properties also have the benefit of a private garden, terrace or balcony.

### NB

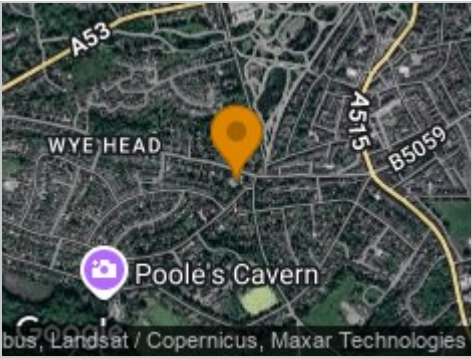
Please note that plans and information are only to be used as a guide and may be subject to change. Photographs, CGI's and floor plans are examples only and are taken from various properties within the development.



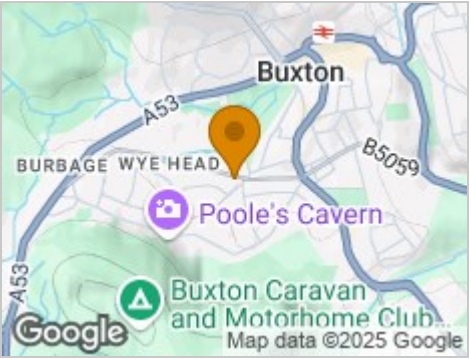
Road Map



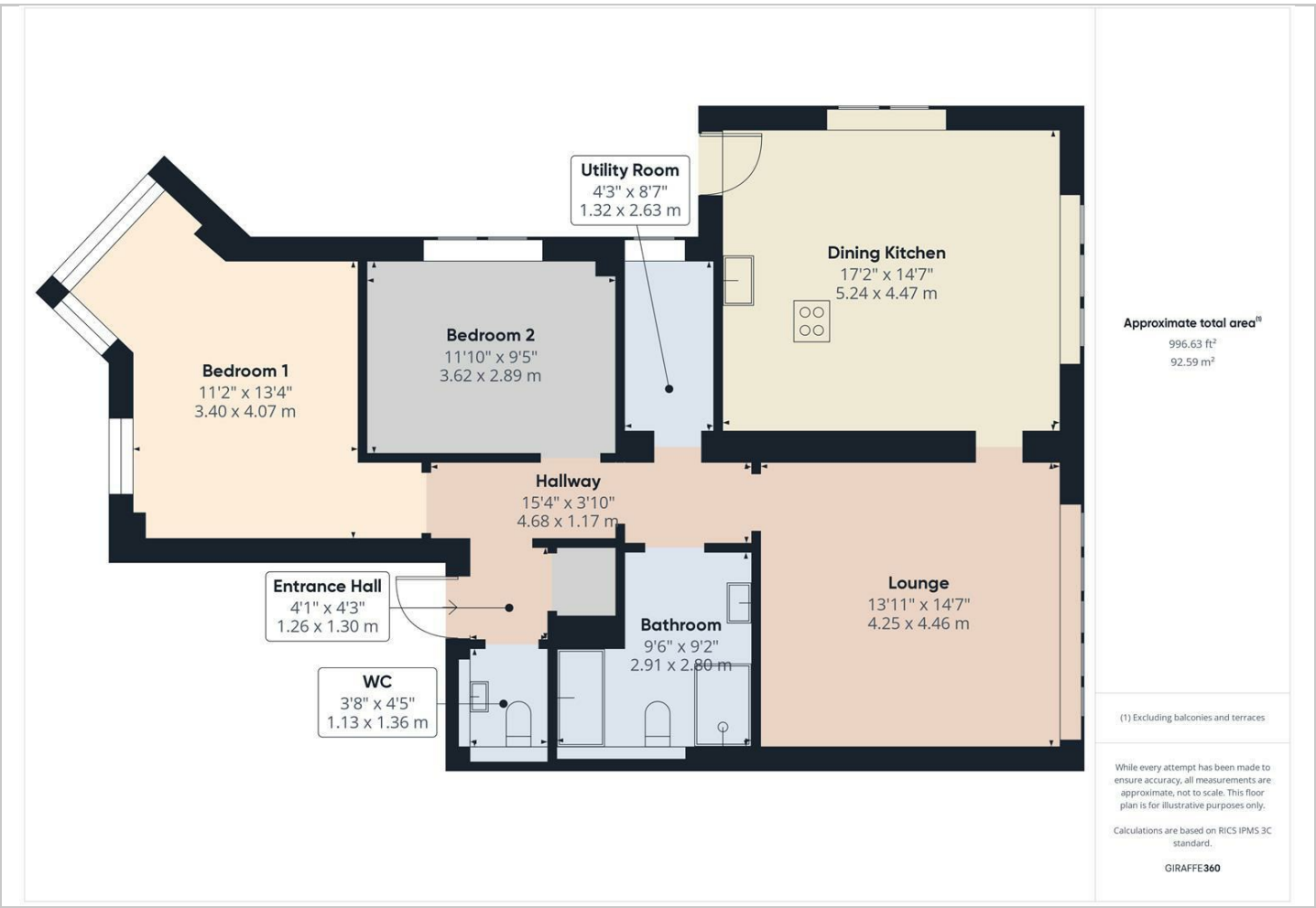
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

