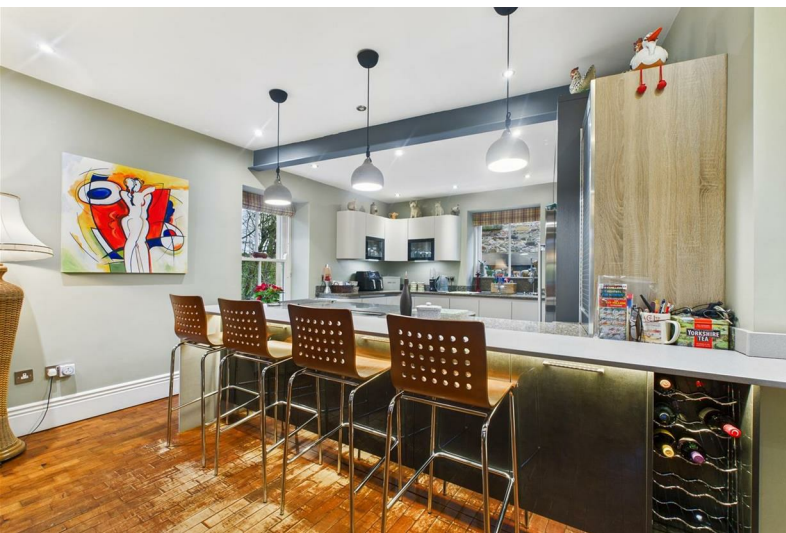




Apartment 4 9 The Quadrant

Buxton, SK17 6AW

Offers Over £395,000



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Tenure Leasehold Council Tax Band C



Nestled in the Historic Spa town of Buxton, The Old Post Office, The Quadrant is a characterful Grade II listed property offering a delightful two bedroom, two bathroom first floor apartment that beautifully combines modern living with classic character. This stunning apartment is situated in a prime location in Buxton's Town Centre providing easy access to the town's renowned attractions, including the stunning Pavilion Gardens and the historic Buxton Opera House and the town centre and its many amenities.

Apartment 4 has been converted in recent years to the very highest of standards. The accommodation offers an open plan dining/kitchen and living area, the kitchen having a breakfast bar, granite work surfaces and integrated appliances throughout. There are two generous bedrooms the master bedroom having en-suite facilities with underfloor heating and a main bathroom with underfloor heating. On the ground floor, apartment 4 benefits from a substantial garage area offering over 700 ft² of space with remote roller door as well as an allocated off-road outside parking space. Within easy walking distance of the train station, taxi rank and bus stops. The apartment also benefits from an outside private patio garden area with mature flower beds, shrubs and trees. This substantial accommodation should be viewed to be appreciated

DIRECTIONS

The apartment is located in the Quadrant in central Buxton within a two minute walk of our Buxton office.

GROUND FLOOR

Entrance Hall

12'1" x 5'8" (3.68m x 1.73m)

With quarry tiled floor, Victorian style radiator, a range of base and eye level units and cupboards with circular washbasin. Stairs to first floor and door to garage.

FIRST FLOOR

Hallway

19'7" x 3'8" (5.97m x 1.12m)

With parquet flooring throughout, Victorian style radiator and sealed unit double glazed sash window.

Open Plan Dining Kitchen/Lounge

33'5" x 18'0" (10.19m x 5.49m)

Lounge Area

With parquet flooring throughout, log burning cast iron stove and two sealed unit double glazed sash windows. Two Victorian style radiators and a range of built-in storage cupboards and shelving with built-in wine cooler. TV aerial point.

Kitchen Area

With parquet flooring throughout and fitted with an excellent quality range of base and eye level units and granite working surfaces incorporating a one and a half bowl stainless steel single drainer sink unit with granite splashback. With a built-in oven, second oven/microwave, induction hob and space for a US style fridge/freezer. Integrated dishwasher, integrated washer/dryer, single radiator and two sealed unit double glazed sash windows.

Bedroom One

16'1" x 15'6" (4.90m x 4.72m)

Fitted with a range of mirrored wardrobes and cupboards, walk-in storage cupboard, Victorian style radiator and sealed unit double glazed and secondary double glazed sash window. TV aerial point.

En-Suite Wet Room

5'7" x 9'2" (1.70m x 2.79m)

With a fully tiled walk-in shower unit with rainfall shower, double vanity sink unit with storage below and low-level w.c. Extractor fan, stainless steel heated towel rail, underfloor heating and frosted sealed unit double glazed sash window.

Bedroom Two

12'8" x 11'5" (3.86m x 3.48m)

With a Victorian style radiator, three built-in mirrored wardrobes and frosted sealed unit double glazed sash window. TV aerial point.

Bathroom

8'7" x 6'9" (2.62m x 2.06m)

Fitted with an excellent quality suite comprising an oval bath, glazed and fully tiled walk-in shower

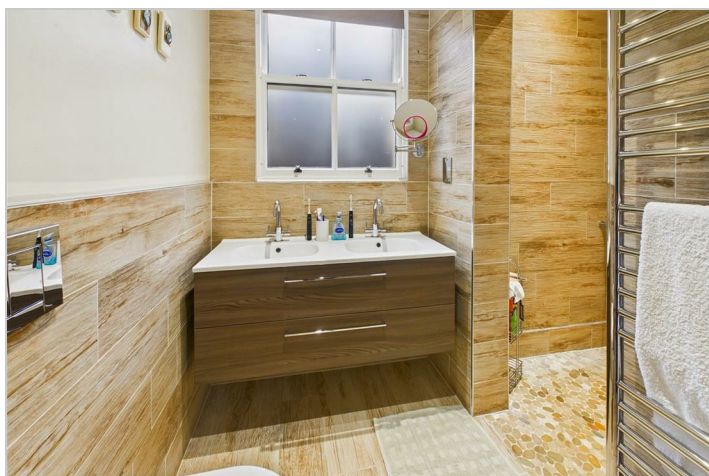
cubicle with rainfall shower, vanity washbasin and low-level w.c. Stainless steel heated towel rail, extractor fan, underfloor heating and majority tiled walls.

GROUND FLOOR

GARAGE

31'4" x 18'1" (9.55m x 5.51m)

With remote roller door, light and power and wall mounted combination central heating and hot water boiler.



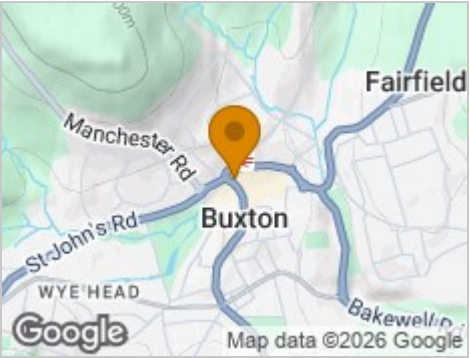
Road Map



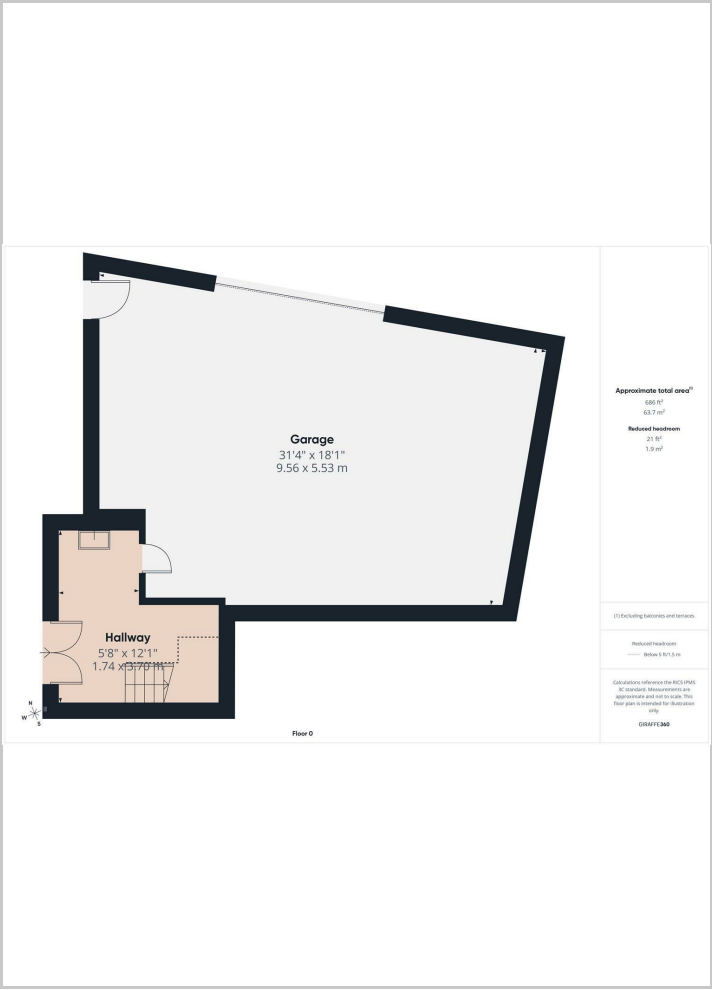
Hybrid Map



Terrain Map



Floor Plans



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

