



# Flat 11 ,Terrace Villas 10-11 Terrace Road

Buxton, SK17 6DU

£115,000



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Tenure Leasehold Council Tax Band A



A well presented one bedroom second floor flat in this popular development which is centrally located for the town and local amenities. This is an ideal first time buyer opportunity. The accommodation has the benefit of gas central heating and there is a lift to all floors. Terrace Villas has a communal laundry room with washing machines and dryers for the use of residents. There is an allocated parking space and the garden areas are communal. Viewing advised.

## DIRECTIONS:

From our Buxton office turn left and proceed through the traffic lights into Terrace Road. Terrace Villas can be found after a short while on the left hand side where our For Sale board has been erected. The access for Flat 11 is at the rear of the building.

## GROUND FLOOR

Communal Entrance Hall

With stairs and lift to upper floors.

## SECOND FLOOR

Communal Landing

Private Entrance Hall

7'2" x 2'10" (2.18m x 0.86m)

With security entry telephone/intercom.

Lounge/Kitchen

12'7" x 11'11" (3.84m x 3.63m)

Fitted with a range of base and eye level units and work surfaces incorporating a stainless steel single drainer sink unit with tiled splashbacks. Integrated oven, four ring ceramic hob, extractor and space for fridge/freezer. Wall mounted Alpha combination central heating and hot water boiler. Double radiator, television aerial point and sash window.

Bedroom One

12'7" x 9'5" (3.84m x 2.87m)

Single radiator and sealed unit double glazed window to side.

Shower Room

6'6" x 6'4" (1.98m x 1.93m)

With tiled walls and fitted with a tiled and glazed cubicle with shower, pedestal wash basin and low level wc. Extractor fan and single radiator.

## OUTSIDE

Gardens and Parking

There are communal grounds including garden areas. There are parking bays with one allocated space for Flat 11.

## LOWER GROUND FLOOR

Communal Laundry Room

With washing machines and dryers for the use of residents.



## Road Map



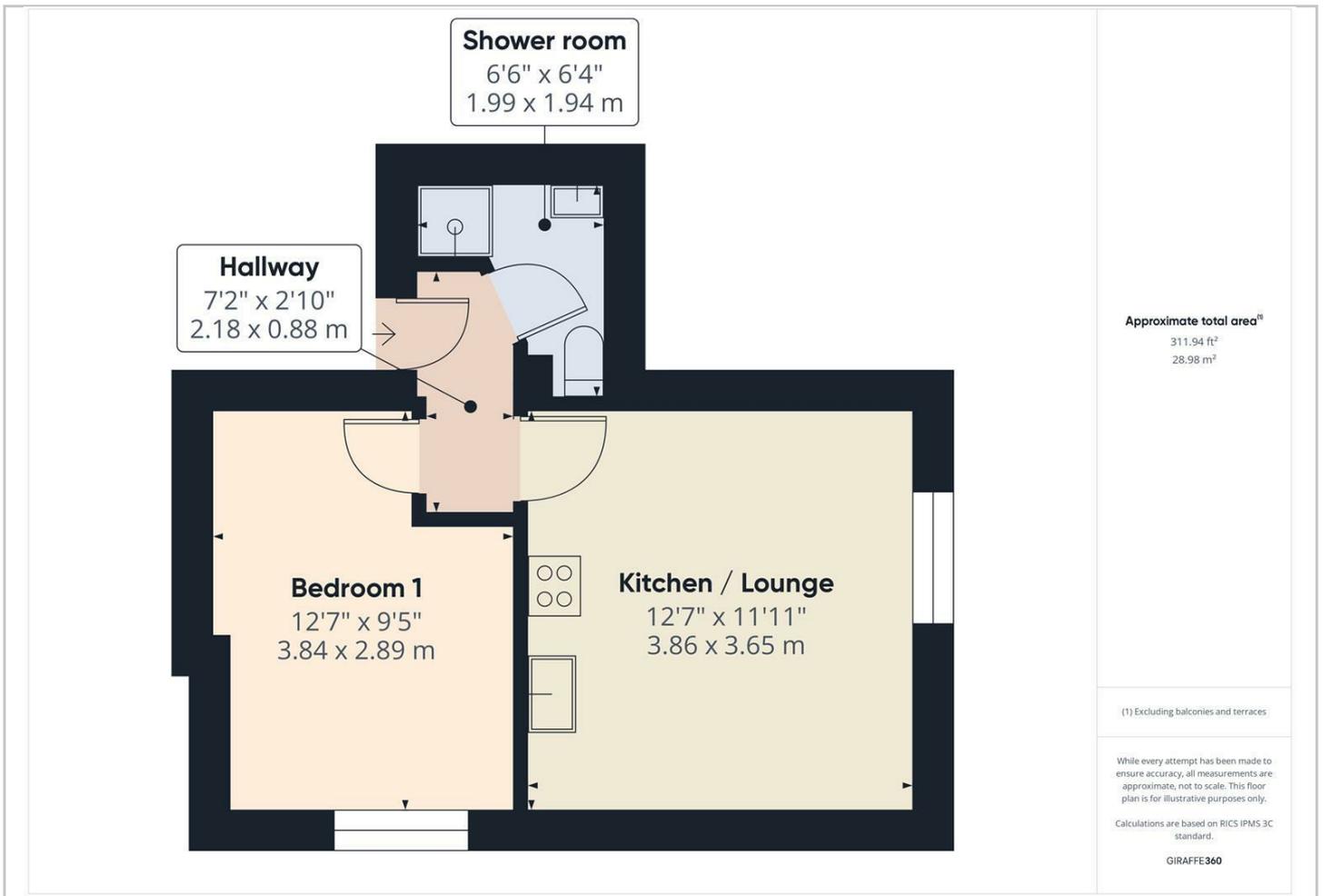
## Hybrid Map



## 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

