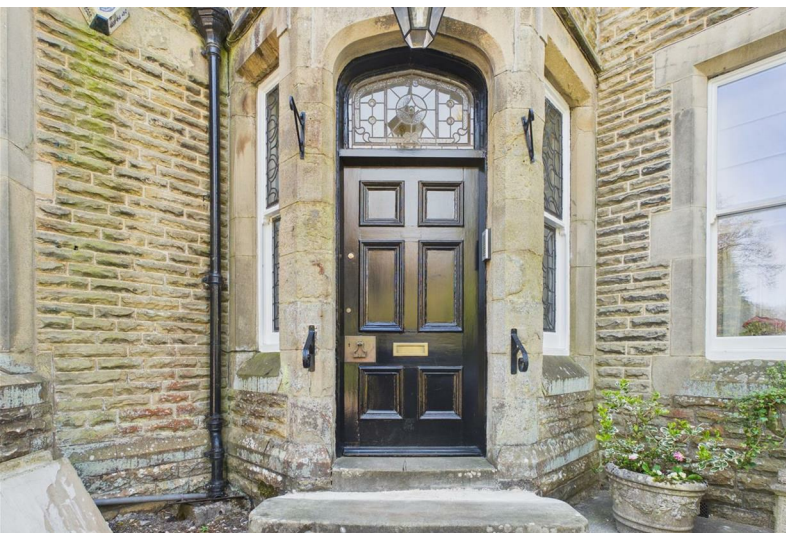




# Flat 29 Burlington Road

Buxton, SK17 9AL

Asking Price £425,000



# Flat 2 9 Burlington Road

Buxton, SK17 9AL

Tenure Leasehold Council Tax Band C



Superbly located on the highly prestigious Burlington Road situated directly opposite the Pavilion Gardens we are delighted to offer for sale this stunning first floor, three bedroom spacious apartment. Superbly appointed throughout the apartment is situated on the first floor of this impressive building with two allocated off road parking spaces and a private seating area at the rear overlooking a lake in the grounds. The apartment benefits from combi gas fired central heating and should be viewed internally to be fully appreciated.

## DIRECTIONS:

From our Buxton office bear right and proceed to the Spring Gardens roundabout. Turn left at the roundabout and follow the road taking the third left turn into St John's Road. Proceed along this road and turn left into Burlington Road. After a short while the property will be found on the right hand side.

## GROUND FLOOR

### Communal Entrance Hall

With stairs to first floor.

### Entrance Hall

With a security entrance telephone point. two double radiators and three sash windows.

### Lounge

18'0" x 16'2" (5.49m x 4.93m)

Superbly appointed with a decorative wooden fireplace surround and mantelpiece over with marble inset and hearth incorporating a coal-effect living flame gas fire. With T.V aerial point, ceiling cornice, picture rail, built-in shelving and storage cupboard and four sash windows.

### Kitchen

13'0" x 8'0" (3.96m x 2.44m)

Fitted with a good quality range of base and eye levels units and working surfaces incorporating a 1 1/2 bowl enamel sink unit with tiled splash back. With integrated oven, four ring ceramic hob and extractor over, space and plumbing for a washing machine and space for a fridge freezer. Integrated dishwasher, breakfast bar, double radiator and sash windows to rear.

### Walk-in Pantry

4'7" x 3'9" (1.40m x 1.14m)

With wall mounted Worcester combination central heating and hot water boiler and sash window to rear.

### Dining Room

14'10" x 12'5" (4.52m x 3.78m)

With a feature cast-iron fireplace and mantelpiece over incorporating a living flame coal-effect electric fire. Double radiator, picture rail and sash window to side.

### Bedroom One

16'4" x 12'1" (4.98m x 3.68m)

With a range of built-in wardrobes and vanity area, picture rail, ceiling cornice and two uPVC sealed unit double glazed windows to rear.

### Bedroom Two

14'5" x 10'3" (4.39m x 3.12m)

With a built-in triple wardrobe, double radiator and three sash windows.

### Bedroom Three/Office

8'11" x 7'0" (2.72m x 2.13m)

With a range of floor to ceiling built-in wardrobes, single radiator and window and door to hallway.

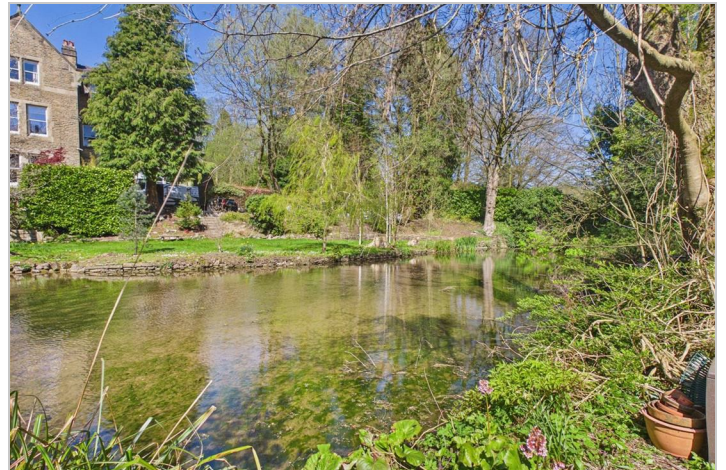
### Shower Room

9'2" x 7'6" (2.79m x 2.29m)

With mermaid board throughout and fitted with an excellent quality suite comprising a glazed walk-in double shower unit and rainfall shower, low-level w.c. and vanity washbasin. Heated towel rail, extractor fan and tiled flooring.

### OUTSIDE

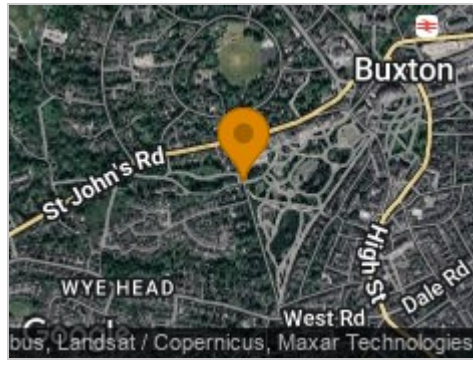
The apartment benefits from allocated off road parking for two vehicles and a private seating area overlooking the lake.



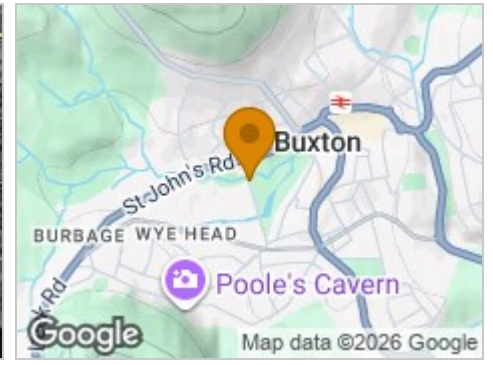
## Road Map



## 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.

### Important Notice

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## Energy Efficiency Graph

