



# Flat 2 115a Spring Gardens

Buxton, SK17 6BX

£175,000





# Flat 2 115a Spring Gardens

Buxton, SK17 6BX

Tenure Leasehold Council Tax Band B



A very well presented second and third floor, five bedroom maisonette in a superb central location for the town centre and many amenities. Offering excellent accommodation over two levels, the property benefits from uPVC sealed unit double glazing in the majority with Velux sealed unit double glazed loft windows. With electric wall mounted radiators and electric night storage heaters, this spacious and very well presented accommodation, within easy reach of the town centre, should be viewed to be fully appreciated.

## DIRECTIONS:

From our Buxton office bear right and then right again at the Spring Gardens roundabout. Follow the bypass and proceed over the first and second roundabout and the entrance to number 115a Spring Gardens will be seen on the left hand side above the bike shop.

## GROUND FLOOR

### Entrance Hall

With uPVC front entrance door.

## FIRST FLOOR

### Hallway

7'3" x 5'11" (2.21m x 1.80m)

With uPVC sealed unit double glazed window to rear and stairs to second floor.

### Kitchen/Lounge

15'1" x 14'1" (4.60m x 4.29m)

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash back. With

integrated stainless steel oven and four ring ceramic hob with stainless steel extractor over. Space and plumbing for a washing machine, space for a fridge/freezer, two wall light points, wall mounted electric radiator, T.V., aerial point, decorative wooden fireplace surround with mantelpiece over and uPVC sealed unit double glazed window to front.

### Bedroom One

7'8" x 11'6" (2.34m x 3.51m)

With electric night storage heater, built-in work bench and uPVC sealed unit double glazed window to rear.

### Bedroom Two

11'4" x 6'0" (3.45m x 1.83m)

With electric night storage heater, built-in work bench and uPVC sealed unit double glazed window to front.

### Bathroom

11'7" x 6'2" (3.53m x 1.88m)

Fitted with a good quality suite comprising a panelled bath with electric shower over and shower screen, pedestal washbasin and low-level W.C. Stainless steel heated towel rail, frosted uPVC sealed unit double glazed window and part tiled.

## SECOND FLOOR

### Landing

8'6" x 2'9" (2.59m x 0.84m)

### Bedroom Three

14'6" x 11'6" (4.42m x 3.51m)

With electric night storage heater, built-in work bench and uPVC sealed unit double glazed window to rear.

#### Bedroom Four

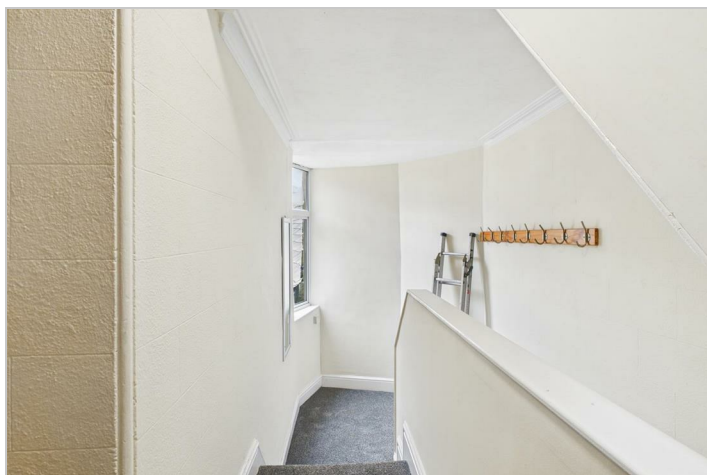
14'4" x 9'11" (4.37m x 3.02m)

With electric night storage heater, built-in work bench and Velux sealed unit double glazed loft window.

#### Bedroom Five

9'5" x 6'0" (2.87m x 1.83m)

With electric night storage heater and Velux sealed unit double glazed loft window.



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.

Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

Energy Efficiency Graph

