



## 9 Garmonsway Hampton Court St Johns Road

Buxton, SK17 6TL

£199,950



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Tenure Leasehold - Share of Freehold Council Tax Band



We are delighted to offer for sale this spacious two bedroom, two bathroom second floor apartment in this highly popular development situated within easy walking distance of the Pavilion Gardens, Buxton Opera House and the Town Centre. No. 9 Garmonsway offers generous accommodation with a stunning lounge/dining room, fitted kitchen and two bedrooms, the master having an en-suite shower room. There is a family bathroom and the apartment benefits from sealed unit double glazing and combi gas fired central heating throughout. There are two allocated off road parking spaces and communal gardens with outside seating areas. This superb centrally located apartment should be viewed to be fully appreciated. No onward chain.

## DIRECTIONS:

From our Buxton office, bear right and then left at the Spring Gardens roundabout. Follow the road bearing third left into St. Johns Road and continue past Pavilion Gardens. Garmonsway will be found on the right hand side in the development Hampton Court. Garmonsway is on the right hand side, with access via the main front entrance door.

## GROUND FLOOR

### Communal Entrance Hall

With stairs to first and second floors.

## SECOND FLOOR

### Hallway

9'9" x 8'4" (2.97m x 2.54m)

With single radiator, good sized double storage cupboard, security telephone entrance point and Velux sealed unit double glazed loft window.

### Inner Hallway

6'11" x 3'5" (2.11m x 1.04m)

### Kitchen

10'9" x 9'8" (3.28m x 2.95m)

Fitted with a range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashback. With a built-in oven, five ring stainless steel gas hob, integrated dishwasher, integrated larder fridge and integrated larder freezer. Space and plumbing for a washing machine, single radiator, extractor fan and two sealed unit double glazed sash windows to side.

### Inner Hallway

11'8" x 4'3" (3.56m x 1.30m)

### Lounge/Dining Room

25'11" x 14'4" (7.90m x 4.37m)

With two double radiators, five sealed unit double glazed sash windows and a Velux sealed unit double glazed loft window.

### Bedroom One

13'8" x 10'5" (4.17m x 3.18m)

With double radiator and two sealed unit double glazed sash windows.

### En Suite Shower Room

Fitted with a tiled and glazed cubicle with fitted shower, pedestal wash basin and low level wc. With single radiator and sealed unit double glazed Velux window.

## Bedroom Two

13'8" x 11'10" (4.17m x 3.61m)

With double radiator and Velux sealed unit double glazed loft window.

## Bathroom

7'9" x 6'10" (2.36m x 2.08m)

Part tiled and fitted with a good quality suite comprising a panelled bath with mixer shower over and shower screen, low-level W.C. and pedestal washbasin. With single radiator.

## OUTSIDE

Number 9 Garmonsway has two allocated off-road parking space and there is visitor parking on the development. There are well tended and manicured communal grounds with pathways and seating areas.

## NB

Please note that the rooms have sloping ceilings and measurements are approximate and only to be used as a guide.



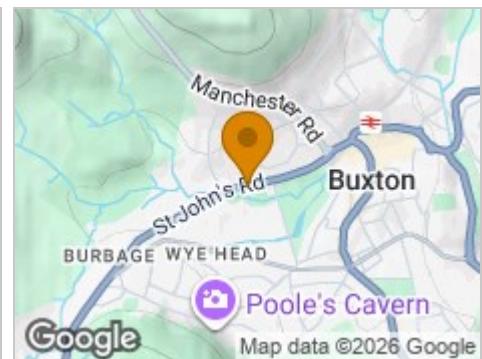
## Road Map



## Hybrid Map



## Terrain Map



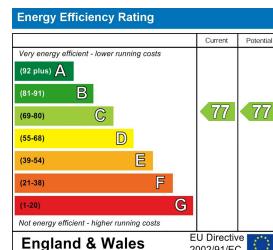
## Floor Plan



## 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.

## Energy Efficiency Graph



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