



# 93b Spring Gardens

Buxton, SK17 6BP

Auction Guide £70,000



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Tenure Leasehold Council Tax Band A



## Description

FOR SALE BY LIVE STREAM AUCTION ON TUESDAY 14TH JULY 2026 AT 12PM

\*GUIDE PRICE £70,000+

Offered with vacant possession!

A spacious two bedroom duplex flat conveniently located in the Centre of Buxton, within walking distance to an array of shops and cafe's.

Likely to appeal to landlord investors, internal inspection will reveal an entrance hall, from there stairs lead to a large landing, lounge, kitchen, bedroom and bathroom on the second floor. To the third floor is a second bedroom.

Also close by is the train station and Buxton's famous Opera House.

Tenure  
Leasehold.

Council Tax  
Band A.

## Disclaimer

Any information in relation to the length of lease, service charge, ground rent has been confirmed by our sellers. We advise buyers to make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

Charges & Payments

In addition to the deposit Administration Charge: 1.5% inc VAT of the purchase price subject to a minimum of £2,100 inc VAT.

## Disbursements

Any additional disbursements payable by the purchaser are yet to be confirmed by the vendor's solicitor. For more details, please see the legal pack.

## Guide Price

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	81 B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Road Map



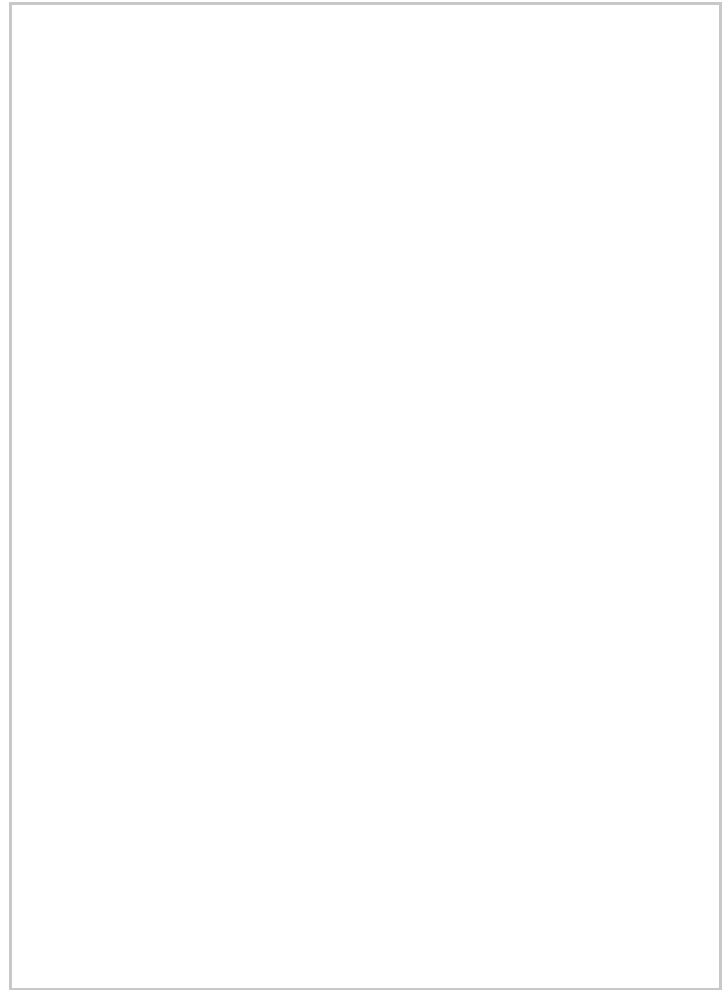
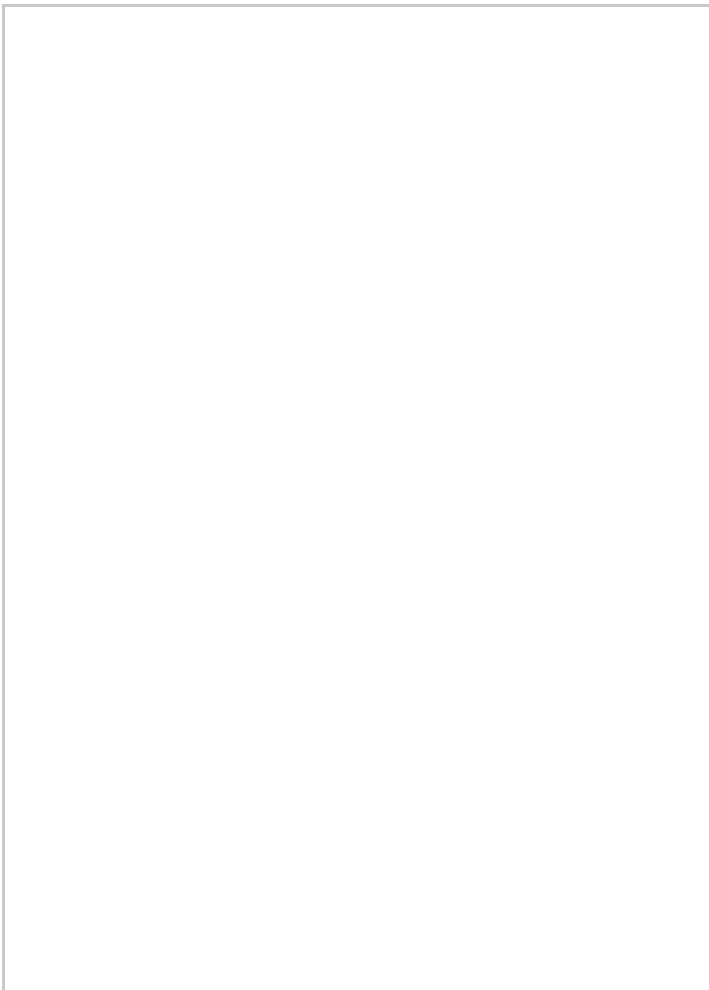
### Hybrid Map



### Terrain Map



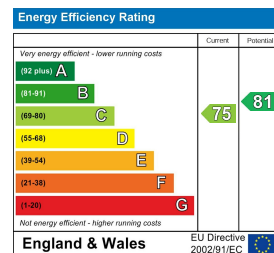
### Floor Plans



### 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.

### Energy Efficiency Graph



#### Important Notice

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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.

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