Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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Melrose Flat 1, 151 Park Road

Buxton, SK17 6SW

Asking Price £425,000

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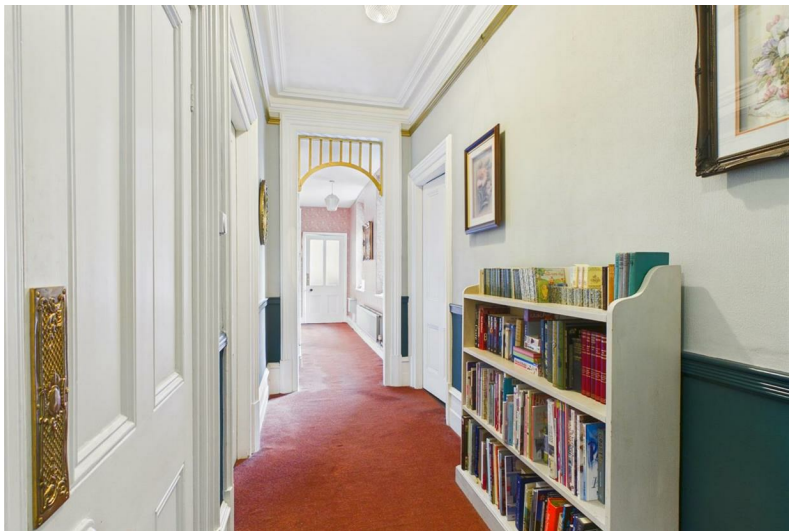

Melrose Flat 1, 151 Park Road

Buxton, SK17 6SW

Tenure Leasehold - Share of Freehold **Council Tax Band** D

This spacious ground-floor apartment is situated in the highly desirable Park Road area of Buxton.

Built in 1884, 'Melrose' was once the residence of Vera Brittain, renowned for her acclaimed First World War memoir, *Testament of Youth*, where she lived from 1907 to 1915. Later on the house was converted into just three spacious apartments. Conveniently located near Buxton's picturesque cricket ground and just a 10-minute walk from the historic town centre.

Tastefully decorated and featuring many original features, the property includes a welcoming hall, a cozy lounge, a dining room, three bedrooms with a en-suite to the the principle bedroom, further bathroom, and a kitchen/breakfast room. Additional highlights include full gas central heating and mostly double-glazed windows.

Residents can enjoy access to the beautifully maintained communal gardens and terraces along with allocated garage parking.

Directions

From our Buxton office bear right and then left at the Spring Gardens roundabout onto Manchester Road. Follow the road as it bears to the right and turn first left into Park Road. At the junction turn right and follow the road as it bears to the left and after a short while 151 Park Road will be seen on the right hand side.

Entrance

Entrance porch shared with the first floor apartment with original stained-glass windows, and decorative Minton tiled floor.

Entrance Hall

Original dado and picture rail, wood panelling, deep skirting boards and cornicing and spacious under stairs cupboard, leading to further hallway with two double glazed windows and double radiators.

Dining Room

Original sash bay window, cornicing, deep skirting boards, marble fire surround, picture rails, and shutters to side French doors. Woodburning stove and two double radiators.

Sitting Room

Original cornicing, deep skirting boards and picture rails, two sets of single unit double glazed French doors to terrace with original shutters and panelling. Fitted cupboard, woodburning stove and double radiator.

Bedroom One

UPVC window, double radiator, door to en-suite wet room

En-Suite Wet Room

Fully tiled with wall mounted electric shower. enclosed cistern W.C. mounted wash basin. Heated towel rail

Bedroom Two

Original cornicing, deep skirting boards and picture rails, single unit double glazed, French doors with original shutters and panelling. Double radiator and overhead store cupboard.

Bathroom

Panelled bath with shower/ mixer taps, porcelain wash basin, low flush WC, heated towel rail, two double glazed windows.

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Bedroom Three

Fitted floor to ceiling cupboards, two double glazed windows, double radiators

Kitchen/Diner

Fitted base and wall units and ceramic work top, original floor to ceiling larder cupboards, porcelain sink, double glazedwindows, Karndean flooring,double glazed door to outside, double radiator.

Utility Room

Worksurface, double glazed window, Wall mounted Worcester combi boiler, plumbing for washing machine.

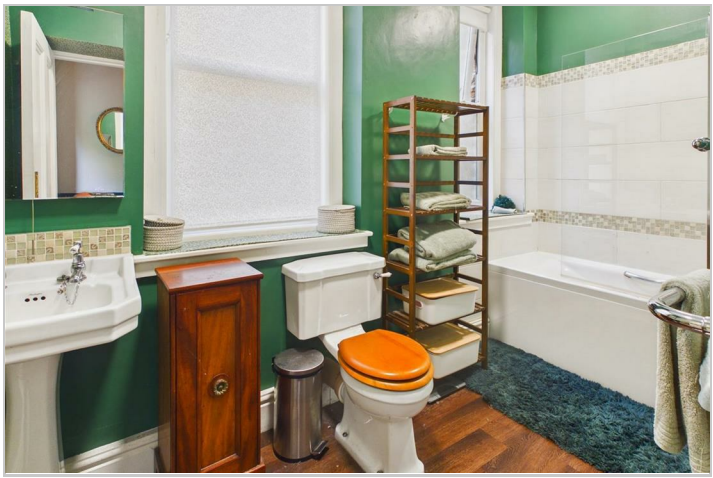
Outside

Communal Gardens

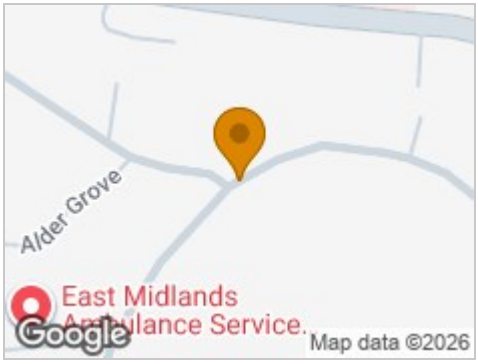
The property benefits from mature well maintained communal gardens. Established borders of shrubs, trees and perennial plants at the front, a driveway with established borders of trees, shrubs and perennial plants, a gravelled area by the garage (which has an allocated parking space) and a tarmac area for wooden binstores.

Communal and private cellars

The property benefits from spacious cellars, comprising a large entrance area with electric meters and storage for garden equipment, and exclusive use of two large cellars. Situated underneath the sitting room and dining room accessed via a staircase on the outside of the building.



Road Map



Hybrid Map

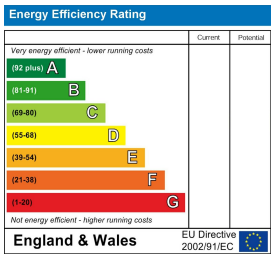
Terrain Map

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



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