



## 11 Haddon Court

Buxton, SK17 6PN

£115,000



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Tenure Leasehold Council Tax Band B



An extremely well presented first floor one bedroom retirement apartment in this highly popular development. Benefiting from wooden sealed unit double glazing and electric heating throughout. With a communal residents lounge, laundry room and a lift to all floors. Superbly situated in the centre of the town and within easy reach of The Pavilion Gardens, The Market Place and Buxton Opera House. Viewing is highly recommended.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road, turning left into Hardwick Mount. After a short while Haddon Court will be seen on the left hand side.

## GROUND FLOOR

### Communal Entrance

Residents lounge and Managers office. Stairs and lift to all floors.

## FIRST FLOOR

### Communal Landing

### Entrance Hall

With security entrance telephone point and storage cupboard.

### Lounge/Dining Room

15'5" x 13'3" (4.70m x 4.04m)

With wall mounted electric radiator, two wooden sealed unit double glazed windows and double doors into the kitchen.

### Kitchen

6'9" x 7'2" (2.06m x 2.18m)

Fitted with a good quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated four ring ceramic hob with extractor over, integrated oven, space for larder fridge and space for larder freezer. With wooden sealed unit double glazed window.

### Bedroom One

15'6" x 10'9" (4.72m x 3.28m)

With wall mounted electric radiator and wooden sealed unit double glazed window.

### Walk-in Storage Cupboard

10'4" x 4'1" (3.15m x 1.24m)

### Bathroom

6'8" x 5'6" (2.03m x 1.68m)

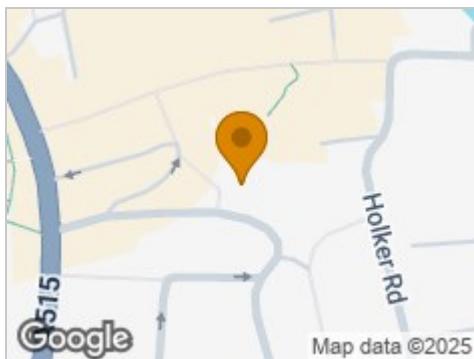
Fitted with a panelled bath with shower over and shower screen, vanity wash hand basin with storage below and low level W.C. Fully tiled throughout with a wall mounted electric heater. Heated towel rail.

### OUTSIDE

The grounds are communal.



## Road Map



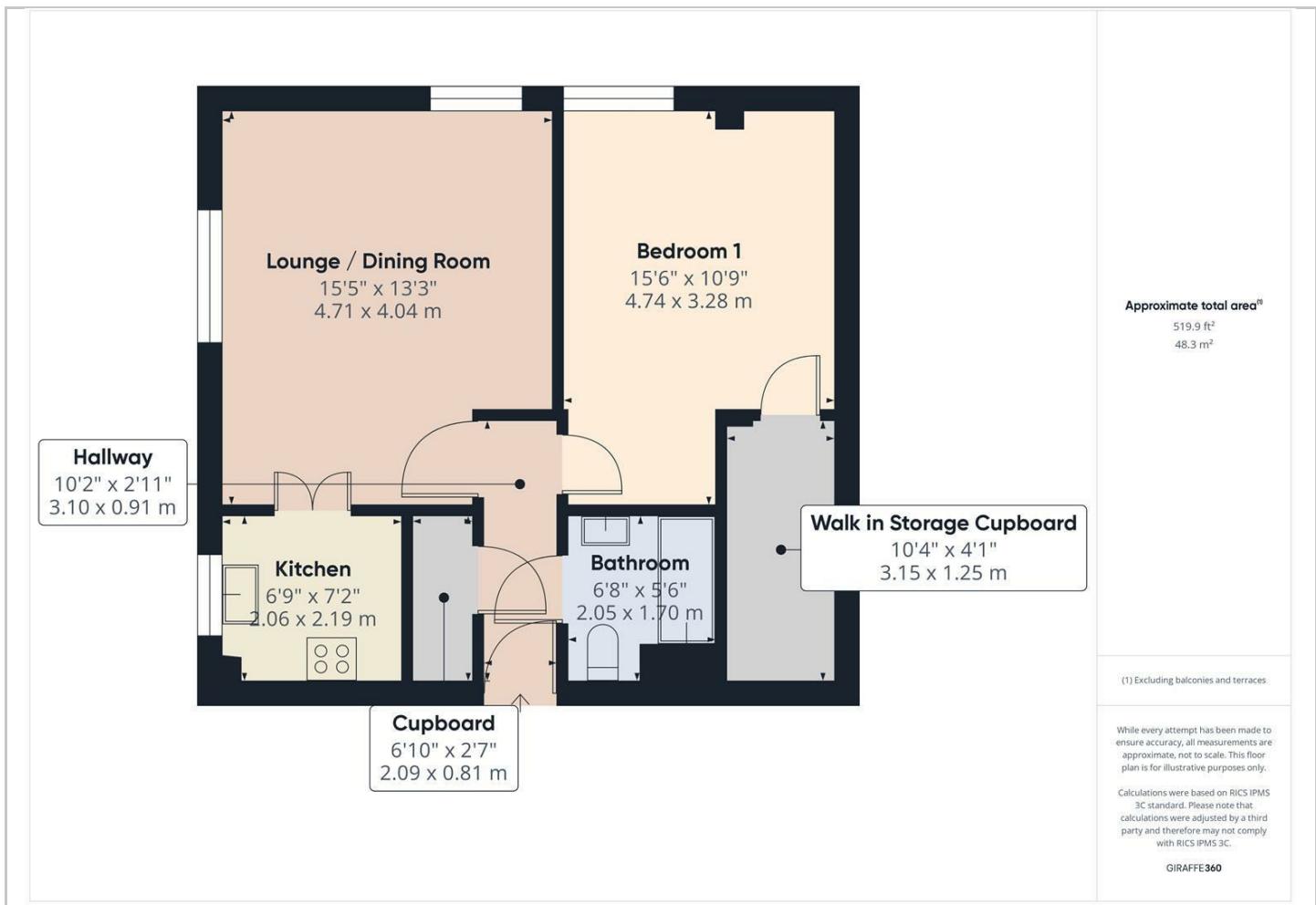
## Hybrid Map



## Terrain Map



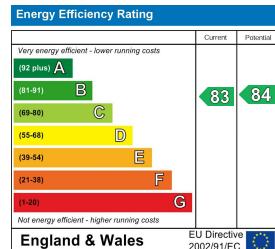
## Floor Plan



## 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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