

Flat 5, 1 Eagle Parade, Buxton, SK17 6EQ



£55,000



A superbly presented one bedroom second floor flat in this popular central location. Well presented throughout, benefitting from sealed unit double glazing with electric heating throughout. Excellent first time buy or investor purchase. Viewing highly recommended.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, and take the first right hand turning at "The Vault" and first right again passing Sainsbury's. Proceed straight ahead and Eagle Parade and the entrance to the flat is immediately on the left hand side.

GROUND FLOOR

Communal Entrance Hall

With telephone security entrance system.

SECOND FLOOR

Entrance Hall

Lounge/Dining Kitchen 14'2" x 10'9"

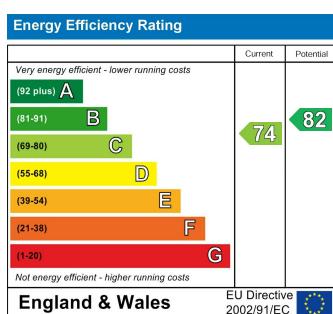
Fitted with a good quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splash backs. Space and plumbing for a washing machine. space for a larder fridge, and space for an electric cooker and cooker point. With electric night storage heater, sealed unit double glazed window with views across Buxton, and security entrance telephone.

Bedroom One 11'0" x 9'10"

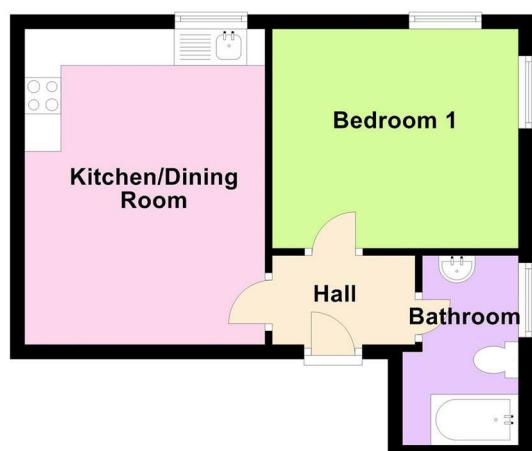
With two sealed unit double glazed windows to outside with views across Buxton, electric night storage heater, and storage cupboard with hot water tank.

Bathroom 9'11" x 6'8"

Fitted with a good quality suite, comprising a panelled bath with shower over and shower screen, low level W.C., and pedestal wash hand basin. With sealed unit double glazed window to outside, and part tiled.



Second Floor



Important Notice

Jon Mellor & Company, 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 Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.