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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Flat 3 2 The Square

Buxton, SK17 6AZ

£275,000

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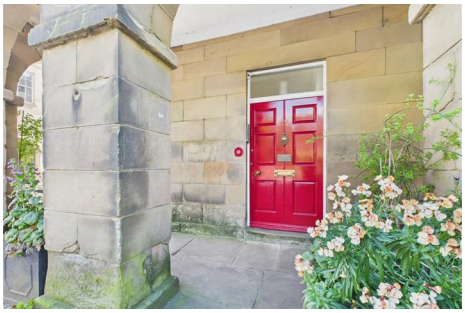
Tenure Leasehold **Council Tax Band** C



Located within the prestigious Grade II* listed building, The Square, this property is distinguished by its elegant arched covered colonnade walkways and is surrounded by architecturally significant landmarks, including the Buxton Opera House and the Crescent thermal spa hotel.

Situated on the second floor, this duplex apartment offers spacious versatile accommodation. Ideal renovation project to make a primary home or rental opportunity. Offered with no onward chain.

An internal viewing is highly recommended to see the potential this property has to offer.

Directions

From our Buxton office turn right at the junction and proceed to the Spring Gardens roundabout. Bear left onto Manchester Road and take the second left onto Fountain Street. The Square is located on the left hand side.

GROUND FLOOR

Communal entrance door on the ground floor into communal entrance hall with decorative original tiled flooring. Stairs leading to first and second floor.

SECOND FLOOR

Personal entrance door to hallway.

Hallway

12'6" x 6'7" (3.81m x 2.01m)

Original wooden floorboards. Sash window to side. Stairs to first floor.

Sitting Room

22'9" x 15'9" (6.93m x 4.80m)

Original wooden floorboards. Two sash windows to front. Three radiators.

Bedroom One

16'1" x 9'10" (4.90m x 3.00m)

Sash window to side. Radiator. Built in wardrobe.

Inner Hallway

20'4" x 3'5" (6.20m x 1.04m)

Bathroom

11'10 x 5'9" (3.61m x 1.75m)

Sash window to side. Panel enclosed bath. Separate shower enclosure. Low level W.C. Wash hand basin. Vinyl flooring.

Utility Room

10'5" 5'11" (3.18m 1.80m)

Wall mounted boiler. Range of base and eye level units. One and a half bowl sink unit. Space for washing machine and tumble dryer. Cork tiled flooring.

Kitchen

10'5 x 9'9" (3.18m x 2.97m)

Range of base and eye level units. One and a half bowl stainless steel sink unit. Space for fridge/freezer and cooker. Sash window to side. Wooden flooring. Radiator. Opening to dining room

FIRST FLOOR

Landing with cupboard.

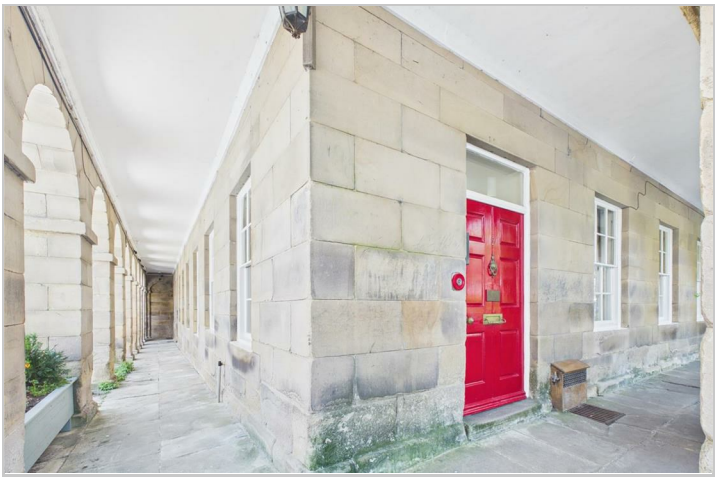
Bedroom Two

17'2" x 10'8" (5.23m x 3.25m)

Velux window to side. Radiator. Exposed beams.

Bedroom Three
11'8" x 10'6" (3.56m x 3.20m)
Velux window to front. Radiator. Exposed beams.

Bedroom Four
13'7" x 7'0" (4.14m x 2.13m)
Velux window to rear. Radiator. Exposed beams

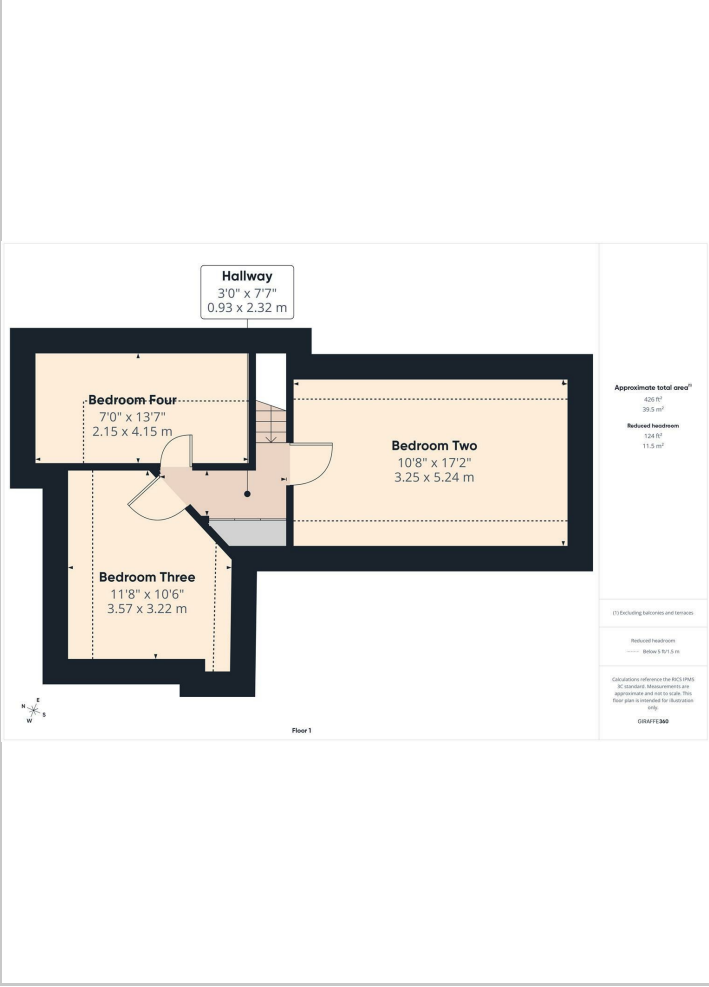


Road Map

Hybrid Map

Terrain Map

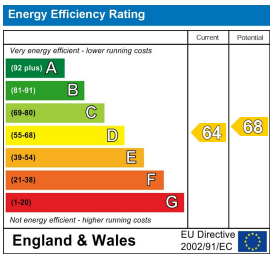
Floor Plans



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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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk