



## 2 Woodford Heights 1 Brown Edge Road

Buxton, SK17 7AL

£239,950



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Tenure Leasehold Council Tax Band C



We are delighted to offer for sale this superbly presented two bedroom, two bathroom apartment in this popular development. In a highly residential location for the town centre and its many amenities, the apartment benefits from combi gas fired central heating and uPVC sealed unit double glazing throughout. With open countryside within walking distance the apartment is located on the ground floor with an outside decked balcony with communal gardens beyond. An internal inspection is highly recommended.

## DIRECTIONS

From our Buxton office, bear right and then right again at the Spring Gardens roundabout. Turn left into Palace Road and then left again into Lascelles Road. Proceed to the top as it bears right into Lansdowne Road, continue to the junction with Lightwood Road and cross into Brown Edge Road, Woodford Heights will be seen immediately on the left-hand side.

## GROUND FLOOR

### Communal Entrance Hall

With security telephone and entrance system.

### Entrance Hall

17'3" x 3'3" (5.26m x 0.99m)

Single radiator and security entrance telephone point. Good sized storage cupboard.

### Kitchen

9'2" x 8'8" (2.74m x 2.64m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one-and-a-half bowl stainless steel single drainer sink

unit with tiled splashbacks. With integrated four ring ceramic hob with stainless steel extractor over; integrated oven; integrated microwave; integrated fridge/freezer; integrated dishwasher and integrated washing machine.

### Lounge/Dining Room

20'10" x 15'5" (6.35m x 4.70m)

With uPVC sealed unit double glazed window and uPVC sealed unit double glazed French doors leading out to the decked balcony, with lawned communal gardens beyond. T.V. aerial point.

### Bedroom One

15'4" x 11'9" (4.67m x 3.58m)

Fitted with a range of three floor to ceiling, built-in double wardrobes, single radiator and uPVC sealed unit double glazed window looking to the communal gardens.

### En-Suite Shower Room

5'11" x 5'6" (1.80m x 1.68m)

With a fully tiled and glazed shower cubicle and shower, vanity washbasin, low-level w.c., extractor fan and single radiator.

### Bedroom Two

13'7" x 9'4" (4.14m x 2.84m)

With single radiator and uPVC single unit double glazed window to outside.

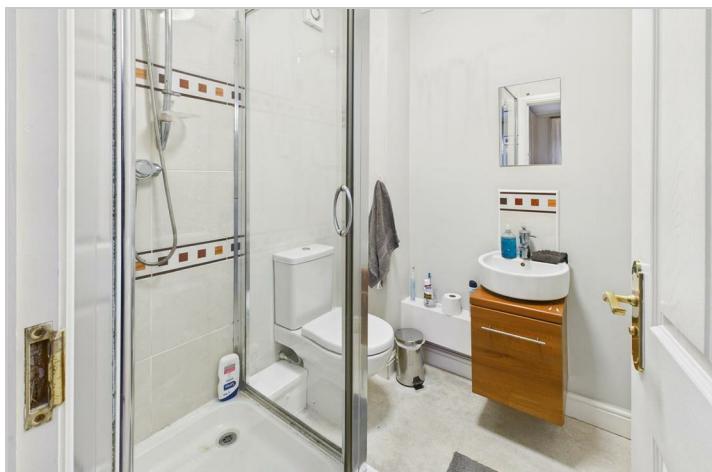
### Bathroom

8'2" x 5'7" (2.49m x 1.70m)

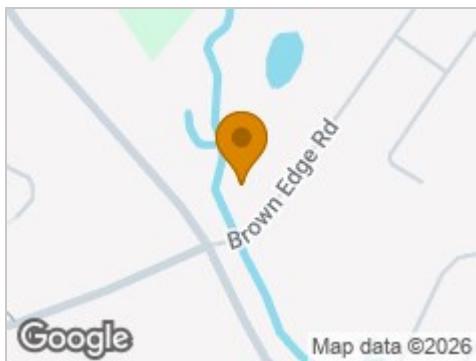
Fitted with an excellent quality suite, comprising of a panelled bath with a mixer shower, pedestal washbasin, low-level w.c., single radiator, extractor fan and part-tiled walls.

## OUTSIDE

Apartment 2 benefits from an allocated off-road parking space and there are lawned mature communal gardens.



## Road Map



## Hybrid Map



## Terrain Map



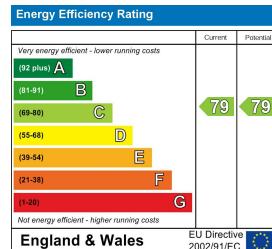
## Floor Plan



## 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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