



# Apartment 2 ,9 The Quadrant

Buxton, SK17 6AW

Offers Over £305,000



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Tenure Leasehold Council Tax Band



Nestled in the Historic Spa town of Buxton, The Old Post Office, The Quadrant is a characterful Grade II listed property offering a delightful two bedroom, two bathroom second floor apartment that beautifully combines modern living with classic character. This stunning apartment is situated in a prime location in Buxton's Town Centre providing easy access to the town's renowned attractions, including the stunning Pavilion Gardens and the historic Buxton Opera House and the town centre and its many amenities. The apartment would make a lovely town centre home, second home or holiday let and our clients have run a successful holiday let business for many years.

Apartment 2 was converted within recent years to the very highest of standards. With an open plan lounge/kitchen diner with ample living space, the kitchen having a breakfast bar and a range of integrated appliances. There are two generous double bedrooms with luxurious en-suite facilities with underfloor heating. There is a separate cloakroom and entrance hall and a loft conversion with drop down ladder. With combi gas-fired central heating throughout and a local parking permit is available. The apartment also benefits from ground floor storage for bikes etc. and has access to a communal patio garden with outside seating. There is also a local parking permit available for nearby on street parking. Within easy walking distance of the train station, taxi rank and bus stops. This stunning apartment should be viewed to be fully appreciated.

## DIRECTIONS

The apartment is located in the Quadrant in central Buxton within a two minute walk of our Buxton office.

## GROUND FLOOR

### Communal Entrance Hall

With stairs to apartments 1, 2 and 3.

## SECOND FLOOR

### Entrance Hall

17'6" x 5'0" (5.33m x 1.52m)

With a Victorian style radiator and frosted sash window.

### Cloakroom

3'10" x 3'4" (1.17m x 1.02m)

With low-level w.c., wall mounted washbasin, extractor fan, stainless steel heated towel rail and frosted sash window.

### Inner Hallway

10'4" x 3'8" (3.15m x 1.12m)

With a Victorian style radiator.

### Lounge/Dining Area

16'8" x 15'6" (5.08m x 4.72m)

With two Victorian style radiators, TV aerial point, telephone security point, a range of built-in floor to ceiling storage cupboards and three arched windows.

### Kitchen

9'11" x 9'9" (3.02m x 2.97m)

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 splash back. Integrated oven with four ring induction hob and stainless steel extractor over, integrated fridge, integrated freezer and integrated dishwasher and washer dryer. Breakfast bar and two arched windows.

### Bedroom One

12'3" x 11'5" (3.73m x 3.48m)

With a Victorian style radiator, TV aerial point and arched window.

### En-Suite Bathroom

8'10" x 6'2" (2.69m x 1.88m)

Fitted with an excellent quality suite comprising an oval bath, fully tiled and glazed walk-in shower cubicle and rainfall shower, vanity washbasin and low-level w.c. Stainless steel heated towel rail, underfloor heating and extractor fan.

### Bedroom Two

12'11" x 11'4" (3.94m x 3.45m)

With a Victorian style radiator, TV aerial point and arched window.

### En-Suite Shower Room

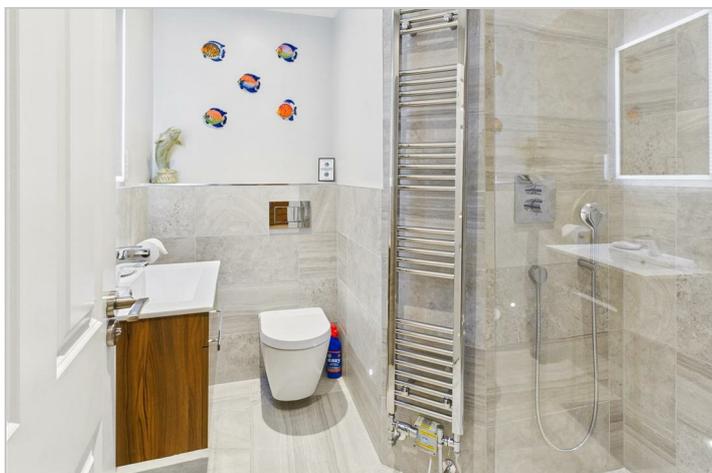
6'11" x 3'6" (2.11m x 1.07m)

With a fully tiled and glazed shower cubicle and rainfall shower, wall mounted washbasin and low-level w.c. Half tiled walls, underfloor heating and extractor fan.

### Loft Room/Office

18'0" x 11'3" (5.49m x 3.43m)

With potential for use as an office or storage room with drop down ladder to the inner hallway.



## Road Map



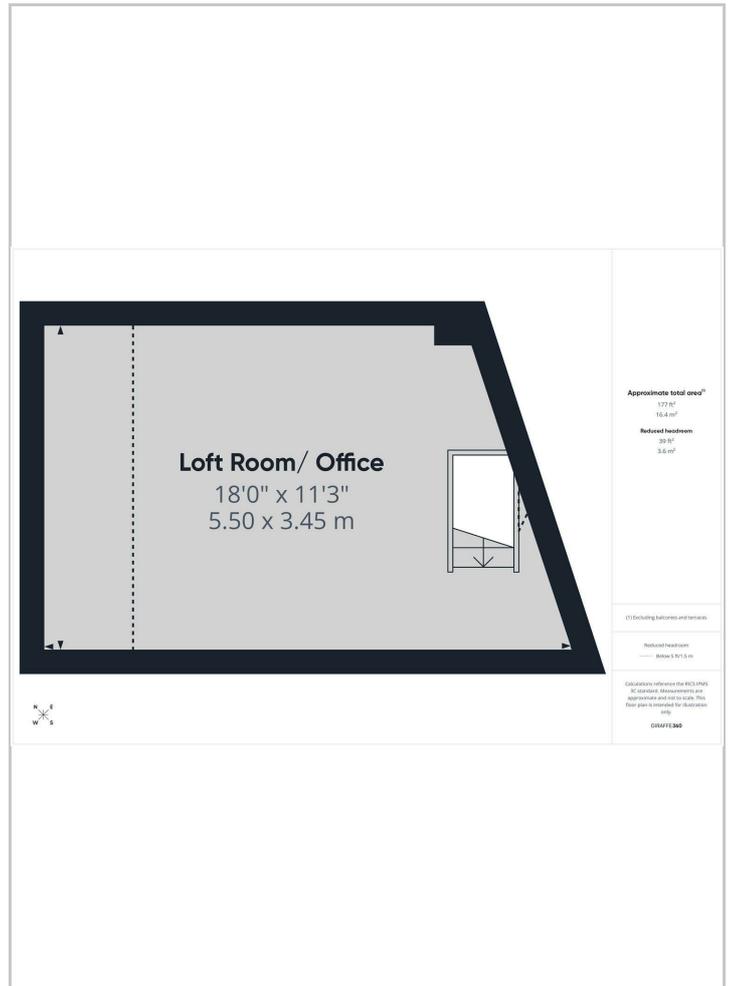
## Hybrid Map



## Terrain Map



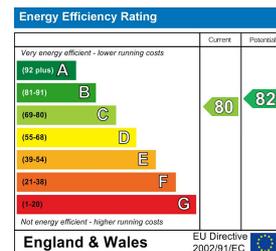
## Floor Plans



## 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