



OTTER
COURT





— SITUATION —

Otter Court is situated in the centre of the beautiful historic spa town of Buxton, residing in the heart of The Peak District National Park.

Throughout the year Buxton hosts the annual Opera Festival, the Arts Festival, the Military Tattoo, Gilbert and Sullivan and numerous carnivals and smaller festivals. The town is supported by an excellent range of shops, centred around a shopping arcade built over the culverted River Wye. Buxton is in close proximity to Chatsworth House, Haddon Hall, Lyme Park, and the 'Blue John' Mines.

Buxton is well placed for access to the cities of Manchester and Sheffield and transport links provide access to the M1 and M6 motorways. There is a train station in Buxton, and a direct trainline to London departs from Macclesfield station. Here is a good selection of schools in the area, including Lady Manners School in Bakewell. Independent schools include St Anselm's Preparatory School in Bakewell and The King's School in Macclesfield. The town is also home to a campus of Derby University.

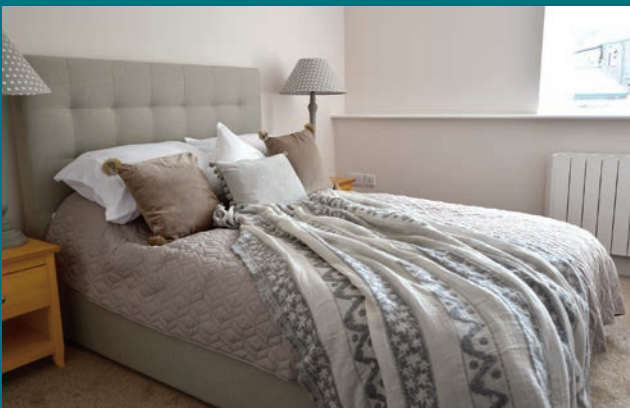




A superb town centre development offering a range of new homes to include, apartments, townhouses, bungalows and character conversions.



EXQUISITE NEW HOMES
Otter Court
 Buxton | Derbyshire



- Character Conversions
- Private and communal gardens
- Parking
- Secure intercom entry
- Lift access
- Freehold and leasehold options available
- Popular town location
- High end finishes
- Character features
- Help to buy scheme available

OTTER COURT



APARTMENT ONE

- **OPEN PLAN LIVING ROOM**, kitchen and dining area with feature bay window
- **SHAKER STYLE KITCHEN**, Belling oven and extractor, induction hob, dishwasher wood effect surfaces, large utility cupboard
- **BATHROOM**
- **BEDROOM 1** - Double, with bay window and en suite shower room
- **BEDROOM 2** - Double
- **BEDROOM 3** - Spacious single

EPC Rating: D



Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. Floorplan/Photos/Illustrations for identification purposes only, measurements are approximate, not to scale.

OTTER COURT

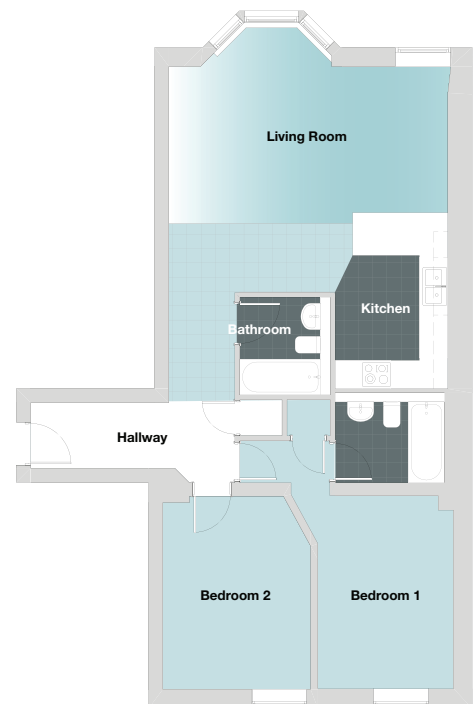
BUXTON | DERBYSHIRE | SK17 6ZD



APARTMENT TWO

- **OPEN PLAN LIVING ROOM**, kitchen and dining area with feature bay window
- **CONTEMPORARY BESPOKE KITCHEN**, Belling oven and extractor, induction hob, dishwasher
- **HALLWAY** - utility cupboard
- **BATHROOM**
- **BEDROOM 1** - Double, with en suite shower room
- **BEDROOM 2** - Double

EPC Rating: D



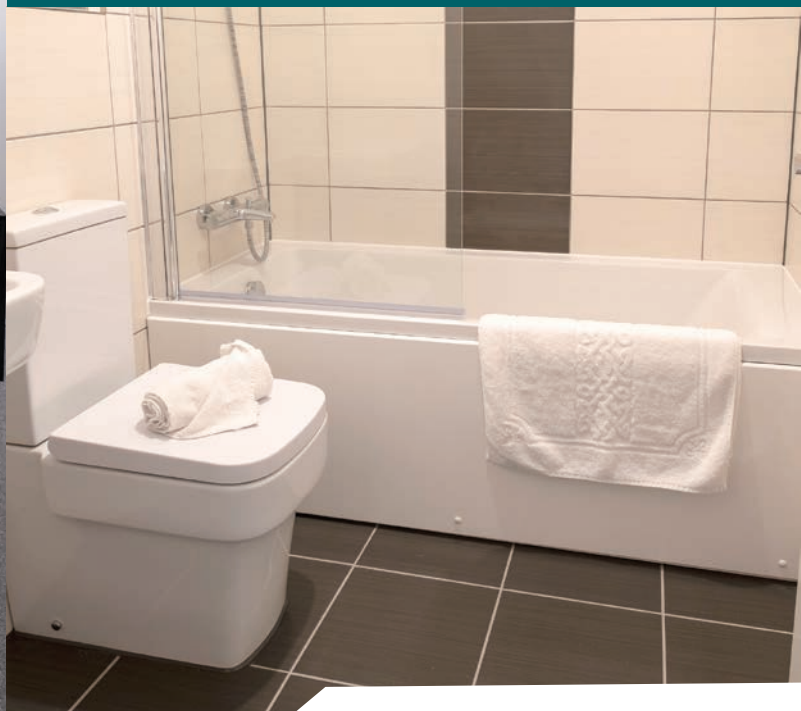
OTTER COURT



DUPLEX APARTMENTS

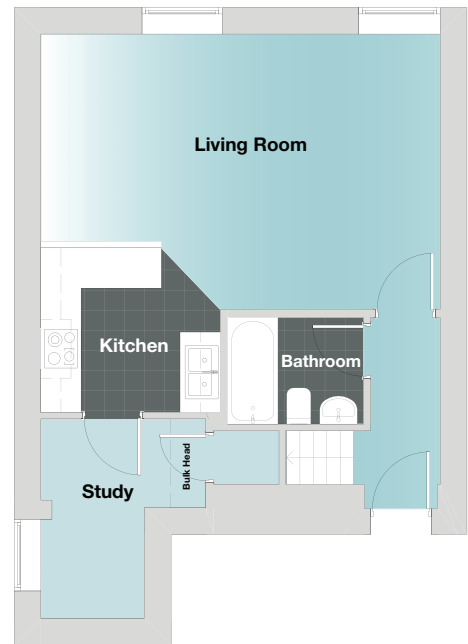
- **APARTMENTS** - 2nd and 3rd Floor
- **OPEN PLAN LIVING ROOM**, kitchen and dining area with feature front windows
- **CONTEMPORARY STYLE KITCHEN**, Belling oven and extractor, induction hob, dishwasher, utility large cupboard or
- **STUDY** with store cupboard
- **BATHROOM**
- **BEDROOM 1** - Double
- **BEDROOM 2** - Double

EPC Rating: D



OTTER COURT

BUXTON | DERBYSHIRE | SK17 6ZD



Fisher German LLP and any Joint Agents give notice that: The particulars produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. Floorplan/Photos/Illustrations for identification purposes only, measurements are approximate, not to scale.

OTTER COURT

BUXTON | DERBYSHIRE | SK17 6ZD



Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. Floorplan/Photos/Illustrations for identification purposes only, measurements are approximate, not to scale.

TOWN HOUSES

GROUND FLOOR

- **LIVING ROOM**
- **SPACIOUS SHAKER STYLE OPEN PLAN KITCHEN, DINER**, Belling Range Cooker, dishwasher, extractor, wood effect surfaces and feature kitchen island
- **Bi FOLD DOORS** Leading to enclosed rear courtyard
- **ACCESS TO BASEMENT**

FIRST FLOOR

- **BEDROOM 1** - Double with door to balcony, en suite shower room and vanity unit
- **BEDROOM 2** - Double
- **BATHROOM** - Featuring Heritage Style Bathroom Suite with high level cistern and vanity unit

SECOND FLOOR

- **BEDROOM 3** - Double with Skylights
- **BEDROOM 4** - Double with Skylights

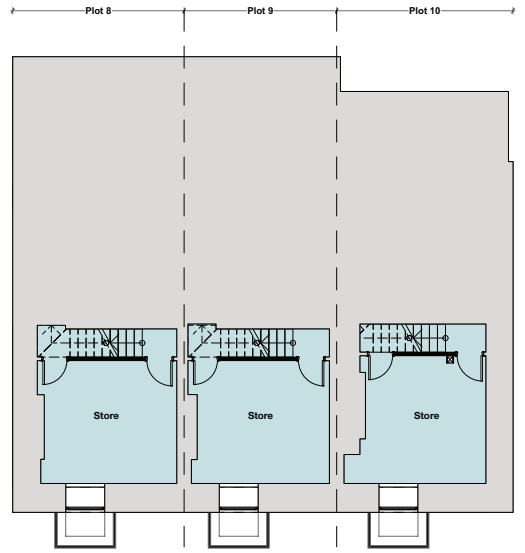
EPC Rating: D



OTTER COURT

BUXTON | DERBYSHIRE | SK17 6ZD

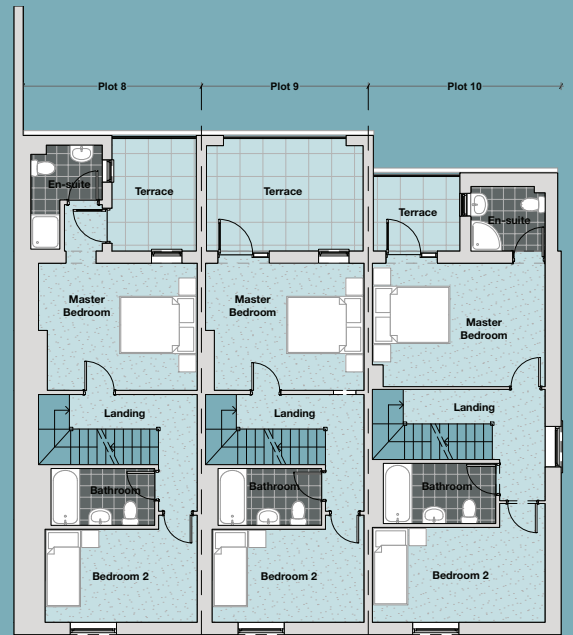
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Otter Court
Buxton | Derbyshire

OTTER COURT

OUTSIDE

Apartments: one/two parking spaces per unit (subject to negotiation).

Townhouses: Enclosed rear courtyard. Parking for one/two vehicles.

TENURE

Apartments Leasehold. Hardwick Square Management company 125 years from January 2016. the anticipated service charges for the apartments will be circa £500+ pa (subject to change) to cover communal areas, secure intercom entry system, stairways and corridors, correspondence boxes per apartment and lift maintenance. Ground rent circa £100 pa (subject to change).

Townhouses - Freehold, service charge contribution of £150 per annum (subject to change).

WARRANTIES/GUARANTEES

All properties will benefit from a 10 year building warranty, from build completion date, provided by:

International Construction Warranties (subject to terms and conditions).

SERVICES

Apartments: Mains water, electricity and drainage.

Houses: Mains water, electricity, gas and drainage.



DIRECTIONS

Prospective purchasers are advised to use SK17 6ZD and the development can be identified by Fisher German signage.

VIEWINGS

Strictly by appointment through selling agents, **Fisher German** LLP. T: 01530 410840. E: ashbyagency@fishergerman.co.uk

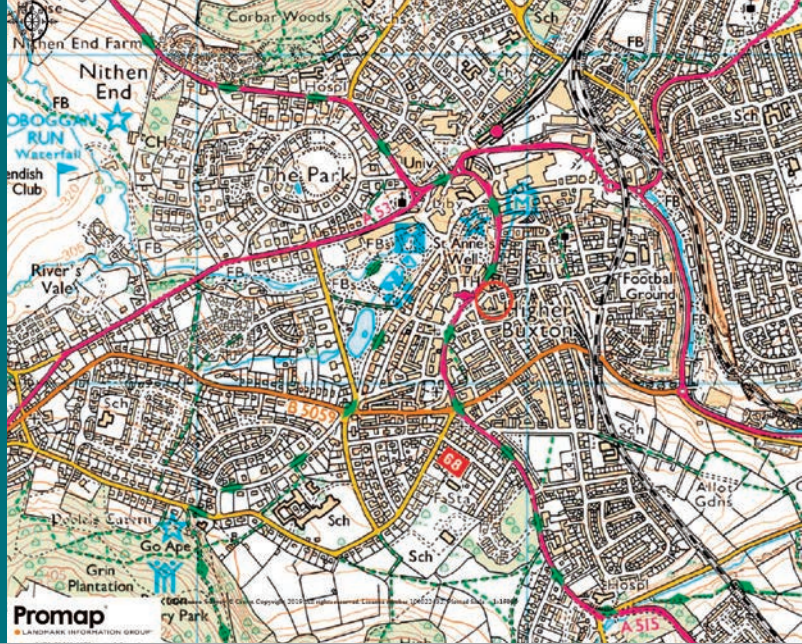
LOCAL AUTHORITY

High Peak Council. 0345 129 7777/01298 28400
www.highpeak.gov.uk



OTTER COURT

BUXTON | DERBYSHIRE | SK17 6ZD



OTTER COURT

SITE PLAN

COMING SOON - Further collection of contemporary 2 - 3 bedroom houses and bungalows introducing The Stables and Smithy Lane at Otter Court.