

**The Bungalow, 2 Smithy Lane, Otter Court Hardwick Square South, Buxton, SK17 6EP**



**Prices from £165,000**



## PHASE II OTTER COURT - THE BUNGALOWS. ONLY 1 REMAINING.

We are delighted to offer for sale this exciting next phase of the Otter Court private gated secure development, situated in a central location. Offering a varied selection of high quality bespoke properties all fitted throughout to the highest of standards.

Accessed from South Avenue, these three ground level town centre bungalows each benefit from off road parking. The accommodation is open plan with large picture windows to the front incorporating a kitchen and lounge living area all in one and fitted throughout to a very high standard with bespoke individually designed kitchens of the highest quality and appliance packages with a contemporary high-end specification and choice of finishes. Each bungalow will have a utility and wc room off the lounge, master bedroom with a fully fitted shower and bath room with wc and wash hand basin en suite, All will be heated by combination gas fired central heating and will have the benefit of sealed unit double glazing throughout.

Please contact the offices of Jon Mellor & Company to register your interest NOW. Full brochures, prices and viewing appointments will be available in the coming weeks.

### DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road to the Market Place. Turn left just after the Pelican Crossing onto Concert Place and left again onto Hardwick Square South. The development can be found on the right hand side where our For Sale board has been erected.

### LOCATION

The Roman Spa town of Buxton, famous for its mineral and spring water sits amongst some of the most beautiful countryside in England, being on the edge of the Peak District National Park, whilst being accessible to the cities of Manchester, Sheffield and Derby. The town boasts magnificent architecture, some dating back to the early 17th century, including The Crescent, a superb example of the Georgian period, built around 1780 for William Cavendish, the Duke of Devonshire by John Carr of York, and now open as a magnificent luxury spa hotel. The annual festival at the famous Victorian Buxton Opera House during the summer months attracts visitors from across the world while tens of thousands visit the town to sample its mineral and spring water, to stroll through the Victorian Pavilion Gardens and enjoy the surrounding Peak District National Park countryside. There is a direct train link from Buxton into Stockport and Manchester, while Manchester Airport is within 25 miles of the town.

### INTRODUCTION TO OTTER COURT

Otter Court is a unique and bespoke development of apartments, townhouses, a converted former stable block and bungalows, offering 1,3 and 4 bedroom accommodation of the very highest standard. Otters Court itself is a private development superbly situated centrally in Higher Buxton within easy reach of many shops, pubs, cafes

and other amenities. Buxton's famous Victorian Opera House and Pavilion Gardens are within easy walking distance as is the main shopping hub in lower Buxton. The site benefits from a video security system and all properties have allocated parking or a garage within the site. All properties will have either garden or paved external spaces and will be fitted throughout to an exceptionally high standard with a combination of gas fired central heating and sealed unit double glazing as standard. Kitchens will be individually designed and of the highest quality with appliance packages of contemporary high end specification. All bathroom suites are again individually tailored to each property with underfloor heating and an excellent finish. All in all, Otter Court offers a variety of high specification conversion properties with something to suit all tastes and price ranges in this highly exclusive secluded environment.

### GROUND FLOOR

**Open Plan Lounge/Kitchen 15'2" x 14'8" (4.62m x 4.47m)**

Maximum.

**Utility/Wc 5'1" x 4'10" (1.55m x 1.47m)**

**Master Bedroom 12'3" x 9'1" (3.73m x 2.77m)**

**En Suite Bathroom 6'7" x 5'2" (2.01m x 1.57m)**

### NB

Measurements, photographs and description are taken from the show home, 3 Smithy Lane.

#### 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.



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