jon mellor & Company Estate Agents

2 Otter Court Hardwick Square South

Buxton, SK17 6ZD

£265,000

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We are delighted to be able to offer for sale this luxury first floor apartment which is superbly situated in Higher Buxton on this popular private development. With excellent quality fittings throughout and a superb quality kitchen with granite work surfaces and a selection of integrated appliances including oven, hob, extractor, dishwasher, fridge and freezer. The lounge/dining room is of excellent proportions and the master bedroom features a fully tiled en suite bathroom with excellent quality fittings. There is a second bedroom and a further bathroom, also fitted with a quality suite. The apartment benefits from sealed unit double glazing and electric heating throughout and comes with allocated off road parking. There is also a lift in the building providing access to all floors. This superb quality apartment is offered for sale with no onward chain and should be viewed internally to be fully appreciated.

Otter Court is conveniently situated for Higher Buxton and The Market Place for the many amenities in the town including shops, restaurants, pubs and cafes. The Opera House, The Crescent and The Pavilion Gardens are all within easy reach either on foot or by car.

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.

Ground Floor

Communal Entrance Hall

With stairs and lift to all floors.

First Floor

Entrance Hall

With telephone point and storage cupboard.

Lounge/Kitchen (Open plan)

22'2" < 19'3" into bay x 18'9" (6.76 < 5.87 into bay x 5.72)

With sealed unit double glazed bay window to front, sealed unit double glazed window to front and wall mounted electric radiator.

Kitchen

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a 1½ bowl stainless steel single drainer sink unit, integrated larder fridge, integrated larder freezer, integrated dishwasher, four ring ceramic induction hob with oven below and extractor fan over.

Inner Hallway

Cupboard.

Bedroom One

13'3" x 9'4" (4.04 x 2.84)

With wall mounted electric radiator and sealed unit double glazed window to rear. Cupboard housing hot water tank and plumbing for a washing machine.

En-suite Bathroom

Fitted with a panelled bath with shower over and shower screen, low-level wc and wall mounted washbasin.

Bedroom Two
13'3" x 10'2" (4.04 x 3.10)
With uPVC sealed unit double glazed window to rear and wall mounted electric radiator.

Bathroom
Fitted with a panelled bath with shower over and shower screen, low-level wc and wall mounted washbasin.

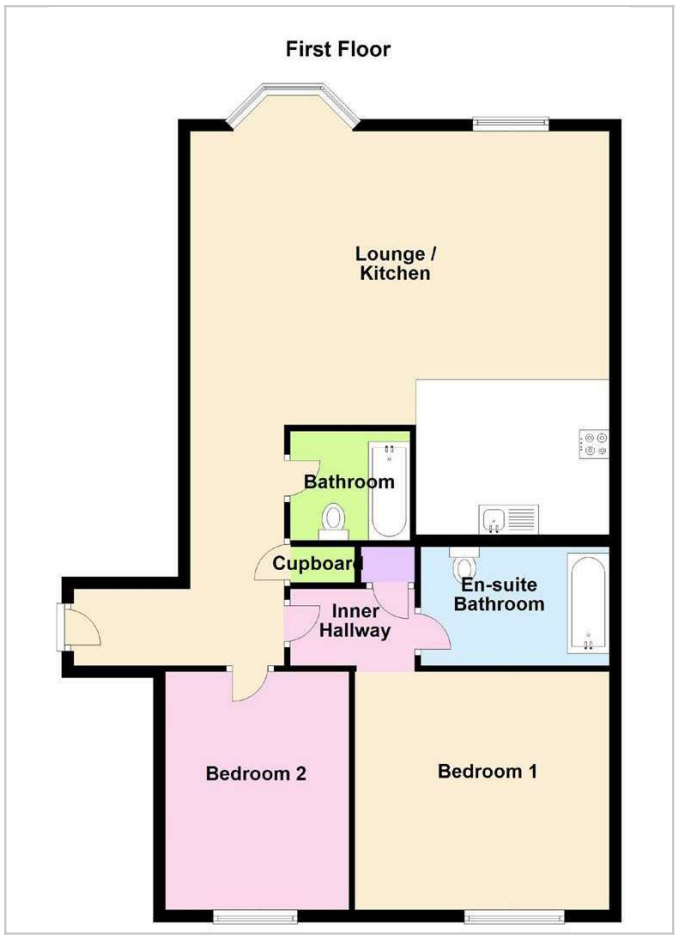
Outside
With allocated parking space.

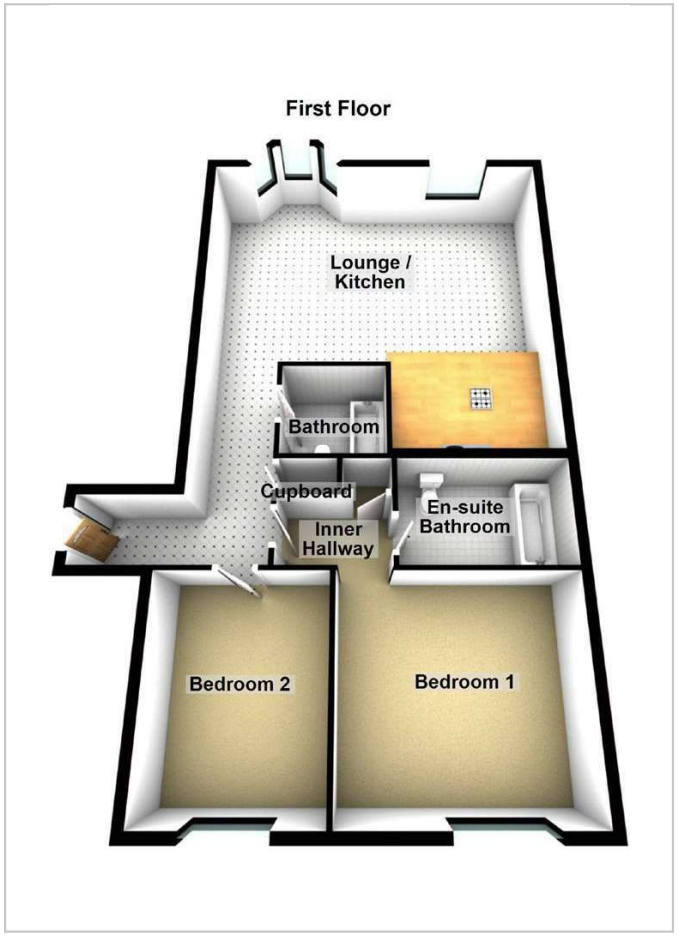
Road Map

Hybrid Map

Terrain Map

Floor Plans

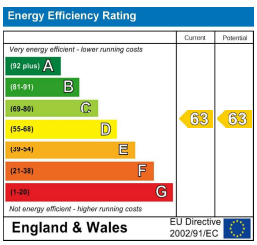




Viewing

Please contact our Jon Mellor & Company 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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