

**APARTMENT 4 PROGRESS COURT
BUXTON ROAD
BAKEWELL
DERBYSHIRE DE45 1DA**



O A £169,500

A well presented two bedroom first floor apartment, within easy access of Bakewell's town centres amenities at the heart of the Peak District National Park.

Forming part of this well managed apartment block situated on the edge of Bakewell's town centre is this well maintained first floor apartment. The spacious accommodation comprises two double bedrooms, fitted kitchen, large open plan sitting/dining room and a bathroom. The property is conveniently situated on the edge of Bakewell's town centre with level access of all local and main stream facilities. The property is ideally suited to the long term investor looking to take advantage of an established tenancy arrangement, or those seeking low maintenance living with most sought after location.

- Level access of town centre
- Two bedroom apartment
- Larger than average accommodation
- Easily managed
- Secure intercom entry system
- Historic Market Town
- Heart of the Peak District
- Excellent investment opportunity

Bakewell is an historic and thriving market town, nestling around the River Wye and boasts a wide range of shops, bars and all amenities for daily life. The town offers good bus links, road communications to the neighbouring centres of employment including Matlock, Chesterfield and Sheffield and is perfectly placed to access the recreational delights of the Peak District National Park, Chatsworth Estate and the Derbyshire Dales.

PHOTO GALLERY



ACCOMMODATION

A solid front communal door with **intercom system** gives access into the **communal hallway** and stairs rise to the first floor apartment...

Entrance lobby - with further part glazed door with obscured glass opening into the apartment **entrance hallway** with doors to principal rooms, **intercom system**, night storage heater and utility cupboard housing the hot water cylinder.

Fitted kitchen – 3.2m x 2.62m (10' 6" x 8' 7") fitted with a good range of cupboards, drawers and work surfaces, which incorporate a stainless steel sink unit and expected appliances.

Sitting / dining room – 4.65m x 4.64m (15' 3" x 15' 3") average, with windows to both front and side allowing good natural light, a generously proportioned room with ample space to create a dining area.

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Bedroom 1 – 3.38m x 4.09m (11' 1" x 13' 5") a good double bedroom accessed off the hallway via a short flight of stairs.

Bedroom 2 – 3.72m x 2.91m (12' 2" x 9' 7") the measurements not including the range of built-in full width and full height wardrobing. There is a secondary glazed window to the front.

Bathroom – 2.65m x 1.73m (8' 8" x 5' 8") fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with shower above. There is full height ceramic tiling and towel radiator.

OUTSIDE

The apartment enjoys the use of communal grounds to include a washing/drying/seating area.

PARKING

There is no private parking space. Car parking options include the purchasing of a local council permit for nearby car parks. Alternatively free parking is a short walk away.

TENURE – Leasehold. The property is held under a 999 year lease created 2016. The leaseholder holds a share in the management company which owns the freehold. Current service charge is levied at £80 per month. Fuller details available on request to interested parties.

SERVICES – Mains drainage, electricity and water are available to the property, which benefits from electric heating and triple glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band C

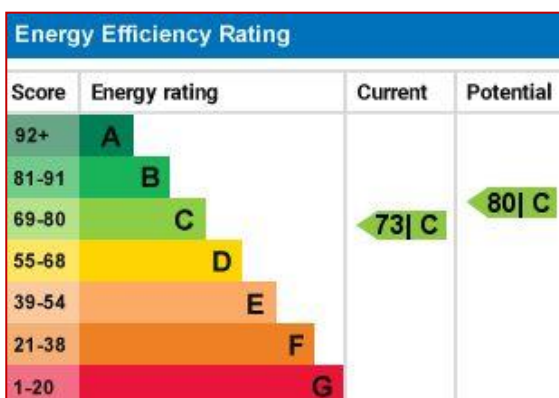
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north as signposted Bakewell. Proceed through Darley Dale and continue for approximately four miles into Bakewell town centre. On reaching the Rutland Hotel roundabout take the first exit continuing on the A6 to Buxton Road whereby after approximately 200m, Progress Court can be found on the left hand side, identified by the Agent's For Sale board with Apartment 4 situated to the first floor floor.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

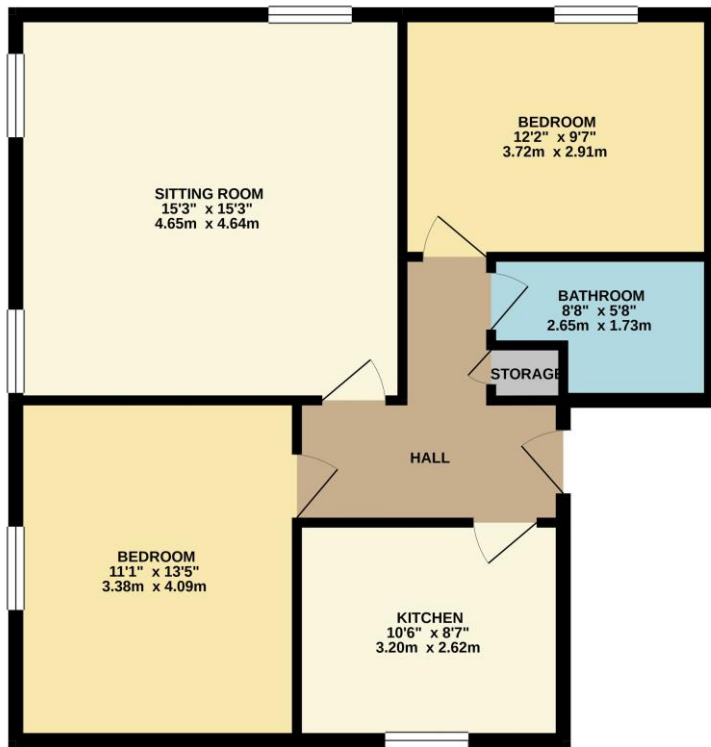
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EPC Graph



Floor Plan

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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